HOME
estate agents

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St. James Court Voltaire Avenue Salford M6 8EH

£110,000

CLOSE TO SALFORD ROYAL! GROUND FLOOR POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this well positioned, recently redecorated one bedroom ground floor flat. Located on this popular development close to Salford Royal Hospital and transport links to Eccles, Salford and Manchester City Centre. The property comprises hallway with storage, open plan lounge/diner, modern fitted kitchen, one double bedroom and fitted bathroom suite. Having recently been redecorated throughout and offering electric heaters and double glazing. Externally there are communal car spaces available. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to arrange your viewing!

- GROUND FLOOR FLAT!
- Hallway with storage
- Fitted bathroom suite
- Close to Salford Royal Hospital
- NO VENDOR CHAIN!
- Lounge
- One double bedroom
- One bedroom flat
- Fitted kitchen
- Parking available

The Property Ombudsman
ClientMoney Protect

Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553

Hallway

Lounge 13'02 x 4'11 (4.01m x 1.50m)

KItchen 9'05 x 7'02 (2.87m x 2.18m)

Bedroom One 12'01 x 9'05 (3.68m x 2.87m)

Bathroom 6'10 x 6'02 (2.08m x 1.88m)

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 999 years from 25th December 1983. We are advised that there is a Peppercorn ground rent (if demanded) however the current owner has not been requested to pay in their ownership. We are advised that the service charge is currently approx. £1440.00 per annum.
We are advised that the current council tax band is band A.
The current EPC rating is C.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.








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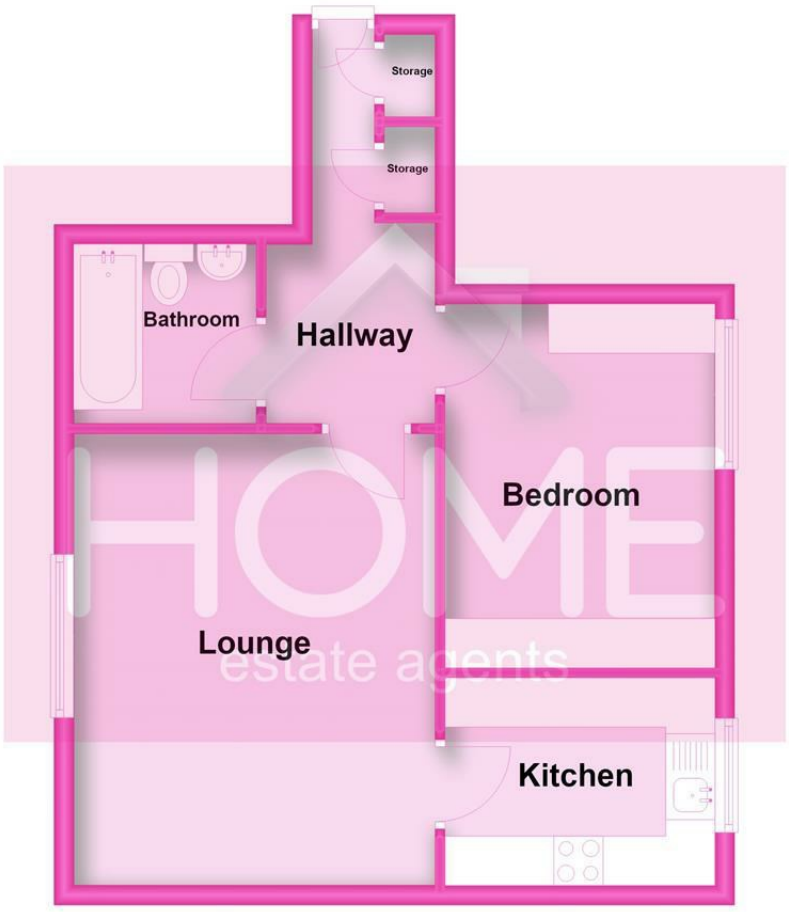
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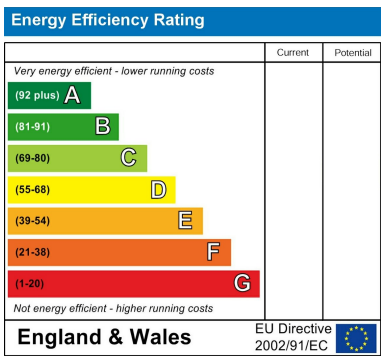
Ground Floor

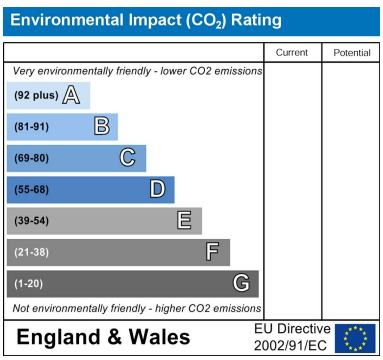
Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 43.2 sq. metres (465.4 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





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