

**Monton Office**

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222 Monton Road, Monton  
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## 2 New Street Eccles Manchester M30 0TR

### £120,000

We have received an offer of £118,000. Any increased offers are to be received within 5 days of this publication to the above agent. **NO VENDOR CHAIN!** HOME ESTATE AGENTS are delighted to offer for sale this ground floor, two bedroom flat located within easy access to transport links, Eccles and Monton. The property comprises hallway with storage, open plan lounge/dining and kitchen, two bedrooms, en-suite to master bedroom and a fitted bathroom suite. The property is heated via gas central heating and double glazed. Externally there is a car park for residents parking. Ideally offered with **NO VENDOR CHAIN!**

- NO VENDOR CHAIN!
- Hallway with storage
- Fitted bathroom suite
- Close to Monton and Patricroft train station
- Ground floor flat!
- Open plan lounge/diner
- Parking space available
- Two bedrooms
- Modern fitted kitchen
- Close to Liverpool Road with great transport links

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**Hallway 11'0 x 6'1 (3.35m x 1.85m)**

**Lounge 13'4 x 9'2 (4.06m x 2.79m)**

**Kitchen 9'3 x 8'5 (2.82m x 2.57m)**

**Bedroom One 14'0 x 8'9 (4.27m x 2.67m)**

**Ensuite 8'2 x 3'0 (2.49m x 0.91m)**

**Bedroom Two 10'1 x 5'9 (3.07m x 1.75m)**

**Bathroom 8'8 x 7'0 (2.64m x 2.13m)**

#### Sales info

We are advised that the property is leasehold. We are advised that the remaining lease is approx. 980 years. The annual ground rent is £225.00. The annual service charge is approx. £960.00.

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



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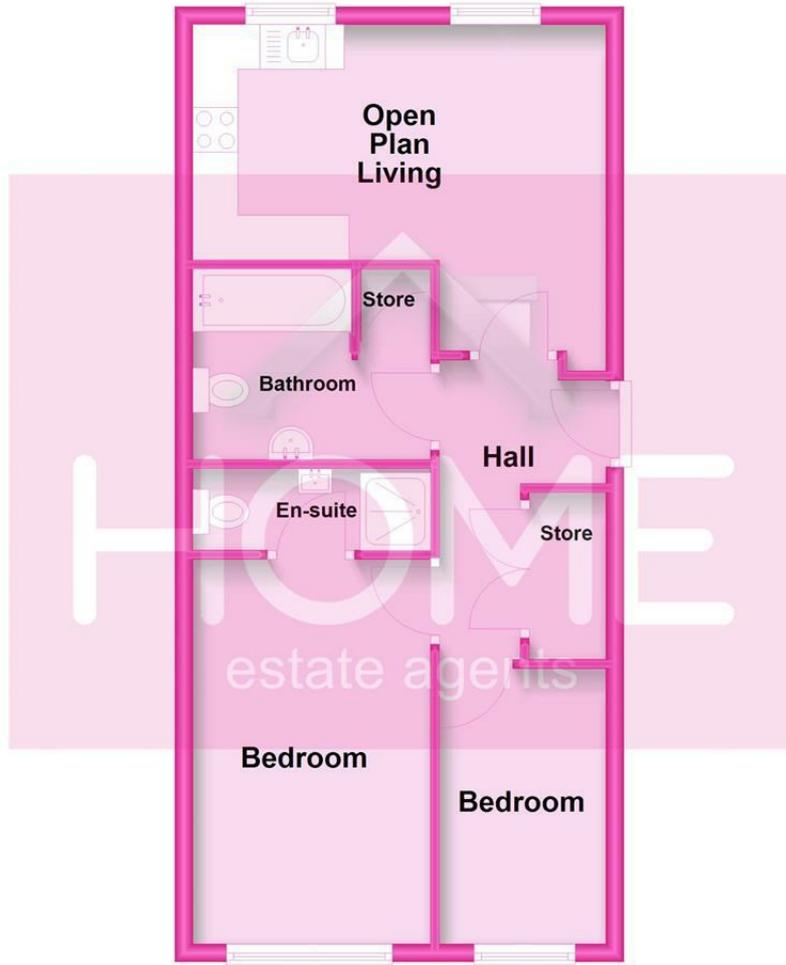
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## Ground Floor

Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 47.1 sq. metres (507.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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