HOME
estate agents

Monton Office
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63 Lansdowne Road Monton Manchester M30 9RA

40% Shared ownership £75,000

40% SHARED OWNERSHIP PROPERTY! CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are privileged to offer for sale the opportunity to purchase this STUNNING, one bedroom fourth (Top) floor property offered on a 40% shared ownership basis. Located on a popular modern development which is situated close to the bustling Monton high street. The property, which is accessible via a lift to all floors, comprises hallway with storage, open plan living space with modern kitchen, one double bedroom with walk in wardrobe and a fitted three piece bathroom suite. The property is heated via electric heaters and double glazing. Externally to the rear there is an allocated parking space. Ideally positioned close to Monton Road and there is public transport links to Eccles town center the property is excellently positioned for commuters. We are advised that the property has a monthly rent, ground rent, building insurance and service charges of approx. £474.90 per calendar month. A perfect first time HOME! Call HOME on 01617898383 to view!

- STUNNING, SHARED OWNERSHIP APARTMENT!
- Fourth, top floor position
- One double bedroom with walk in wardrobe
- Walking distance to shops, bars and restaraunts
- IN THE HEART OF MONTON!
- Hallway with storage
- Stunning bathroom suite
- Available on a 40% shared ownership basis
- Open plan lounge/dining and modern fitted kitchen
- Allocated parking space

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

Open plan living space and kichen 22'0 x 11'9 (to widest points) (6.71m x 3.58m (to widest points))

Bedroom One 11'5 x 9'3 (3.48m x 2.82m)

Walk in wardrobe 4'9 x 4'9 (1.45m x 1.45m)

Bathroom 7'3 x 6'7 (2.21m x 2.01m)

Sales info

We are advised that the property is leasehold. The property is being offered for purchase on a 40% shared ownership basis. There is a monthly rent of £293.88, monthly ground rent and service charge payable of £148.03 per calendar month, monthly buildings insurance payment of £22.99 and a monthly management fee of £10.00. The lease was granted for an initial term of 250 years.
We are advised that the current council tax band is band B.
The current EPC rating is B.

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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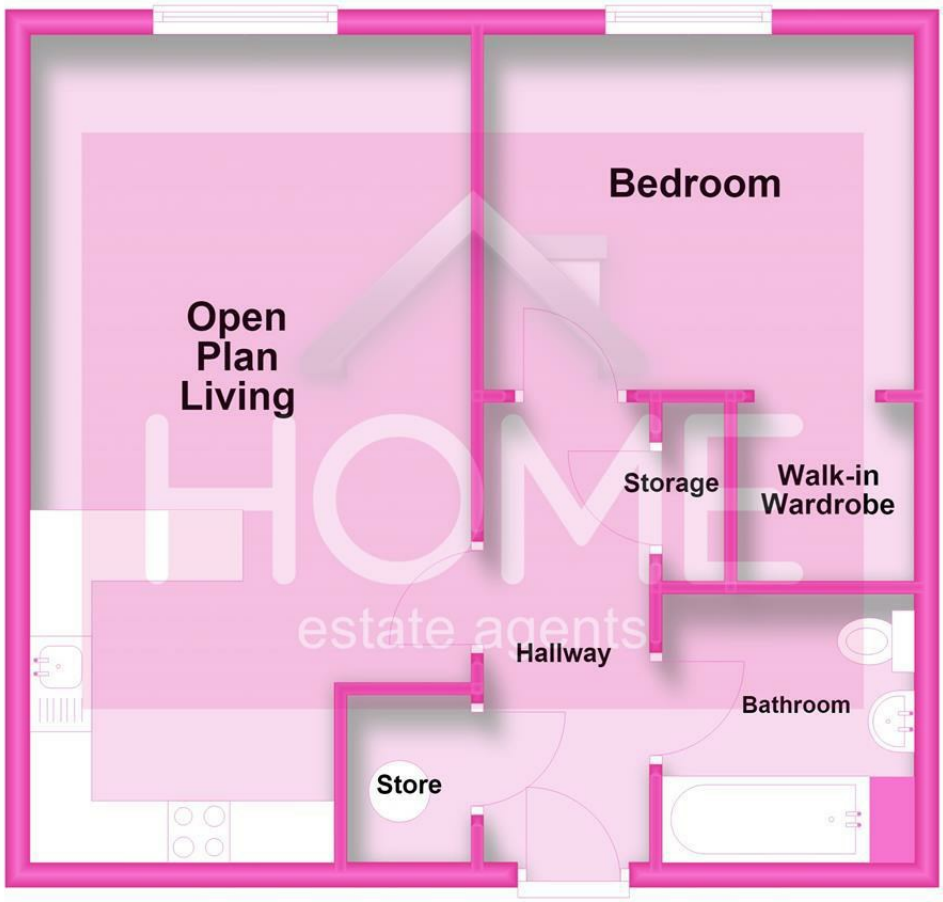
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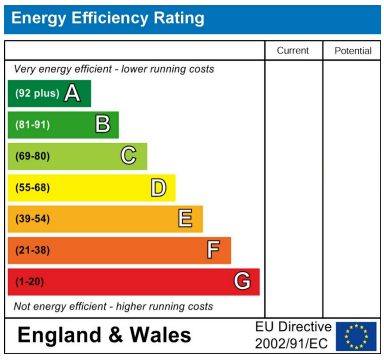
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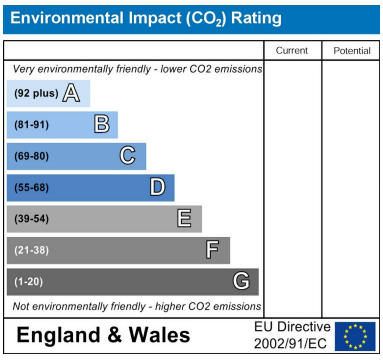
Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 48.0 sq. metres (516.6 sq. feet)





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