

Monton Office

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34 Godolphin Close Ellesmere Park Manchester M30 9EW

£190,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well presented and well positioned two bedroom apartment. Located in the always popular Godolphin Close development in Ellesmere Park, this two bedroom first floor apartment offers hallway, lounge with "Juliette" balcony, dining area, modern fitted kitchen, two bedrooms, en-suite shower room and fitted bathroom suite. The property is double glazed and is gas central heated. There is an allocated parking space. Ideally offered with no vendor chain! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge with "Juliette" balcony
- Fitted bathroom suite
- Desirable development!
- Two double bedroom first floor apartment
- Modern kitchen/diner
- Allocated parking space
- Hallway with storage
- En-Suite shower room
- Popular Ellesmere Park area



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Hallway

Lounge 15'0 x 11'0 (4.57m x 3.35m)

Kitchen 9'0 x 7'0 (2.74m x 2.13m)

Bedroom One 11'0 x 10'0 (3.35m x 3.05m)

En-Suite 6'0 x 5'0 (1.83m x 1.52m)

Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)

Bathroom 6'0 x 5'0 (1.83m x 1.52m)

Sales info

We are advised that the property is leasehold. The Lease Date is 25.02.2005 and the term of the lease was granted 200 years from 1.1.2004 – The lease grants the exclusive use of the parking space numbered 16 on the title plan. We are advised that there is no ground rent to pay and the annual service charge is £1,744.60.

We are advised that the current council tax band is band C.

The current EPC rating is B.

IMPORTANT INFORMATION -

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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Ground Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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