

Monton Office

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16 Brentwood Court Sandwich Road Ellesmere Park Manchester M30

£289,950

BEAUTIFUL, SHOW HOME STANDARD PENTHOUSE! Having been lovingly and thoughtfully updated throughout, HOME ESTATE AGENTS are truly privileged to offer for sale this stunning two double bedroom penthouse apartment located in this residential building. Located in the heart of Ellesmere Park with easy access to

Monton, Salford and Eccles, this property is ideally located to benefit from the local amenities on offer. the property itself comprises spacious hallway, breathtaking open plan lounge, dining and beautifully appointed kitchen, two double bedrooms, en-suite shower room and stunning four piece bathroom suite complete with separate walk in shower and freestanding bath. Being the penthouse, the property is located to the third floor of the building and has the added bonus of DUAL balconies which are accessed from the lounge and dining area. The property offers double glazing and gas central heating. externally there is an allocated parking space along with ample visitors spaces and well maintained communal garden areas. If your looking for the perfect penthouse, this could be the one for you! Call HOME on 01617898383 to arrange your viewing!

- STYLISH AND STUNNING THROUGHOUT!
- PENTHOUSE APARTMENT!
- DUAL BALCONIES!
- 30ft open plan living space and stunning kitchen!
- Two double bedrooms
- En-suite shower room
- Luxurious, four piece bathroom suite
- Top floor position
- Allocated parking space
- "Drop your bags and move in!"



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Hallway 20'0 x 5'9 (6.10m x 1.75m)

Open plan living space and Kitchen 37'8 x 11'7 (11.48m x 3.53m)

Bedroom One 12'5 x 10'7 (3.78m x 3.23m)

Bedroom Two 14'7 x 11'2 (4.45m x 3.40m)

En-suite 7'7 x 2'5 (2.31m x 0.74m)

Bathroom 11'0 x 10'0 (3.35m x 3.05m)

Sales info

We are advised that the property is leasehold. The term of the lease was granted for 150 years commencing 1st January 2017. We are advised that the annual management fees are approx, £1,572.00. There is also an annual ground rent of approx. £275.00.

We are advised that the council tax band is D.

The current EPC rating is D.

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 are approximate.

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 of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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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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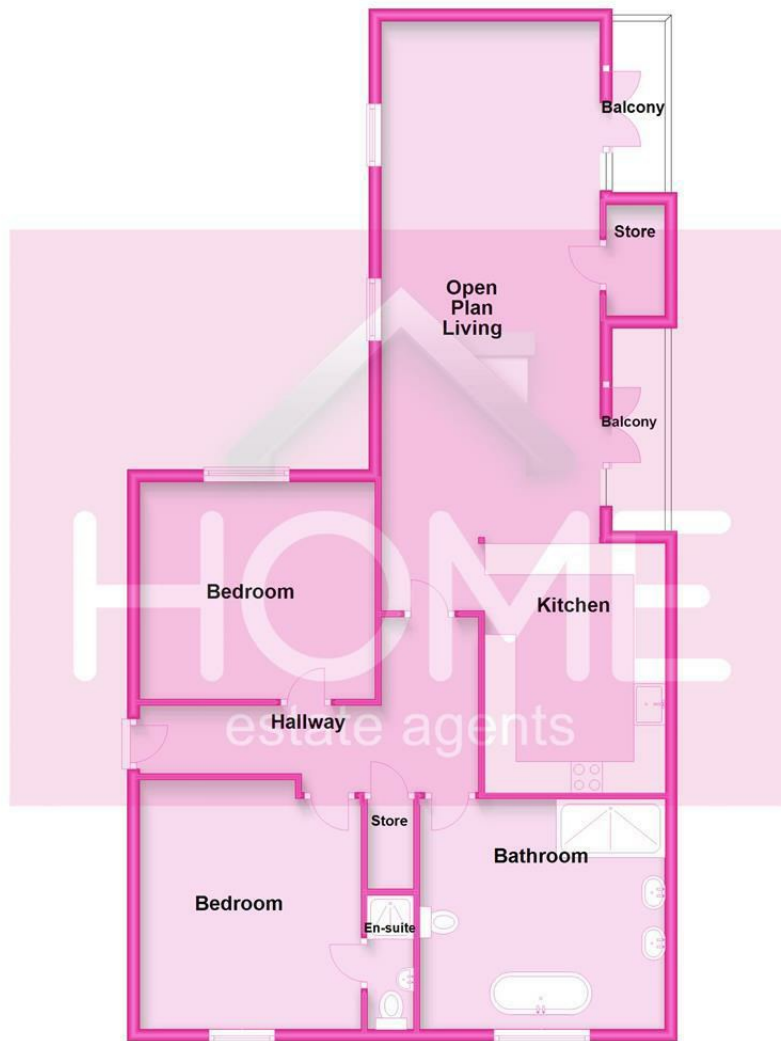
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Ground Floor

Approx. 100.8 sq. metres (1084.7 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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