

**Urmston Office**

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M41 0TZ  
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**Stretford Office**

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**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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## 2 Knights Court, Salford, M5 5AB

**£90,000**

CLOSE TO LADYWELL METROLINK STATION!! HOME ESTATE AGENTS are pleased to offer for sale this one bedroom, ground floor flat which is ideally situated for all transport links into Manchester city center along with easy access to Eccles Town Center and Monton. The property comprises lounge, fitted kitchen, one double bedroom and fitted three piece bathroom suite. The property is gas central heated. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- CLOSE TO LADYWELL METROLINK STATION!
- Lounge
- Gas central heating
- Close to Eccles and links to Manchester City center!
- Ground floor flat
- Fitted Kitchen
- NO VENDOR CHAIN!
- One double bedroom
- Fitted Bathroom Suite
- Popular development!



**LOCAL EXPERTS THAT GET YOU MOVING**

🐦 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

### Hallway

Wood effect flooring, storage cupboards, single panel radiator and door to communal hallway.

### Lounge/Diner 16'7 x 10'9 (5.05m x 3.28m)

Door to front, wood effect flooring and double panel radiator.

### Kitchen 9'9 x 7'9 (2.97m x 2.36m)

Fitted with wall and base units, roll edge worktops, sink unit, space for under counter fridge and freezer, space for washing machine, tiled flooring and uPVC double glazed window to side.

### Bedroom One 14'3 x 9'8 (4.34m x 2.95m)

uPVC double glazed window to front, wood effect flooring and single panel radiator.

### Bathroom 6'1 x 6'8 (1.85m x 2.03m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and paneled bath with shower over. Tiled to complement and uPVC double glazed window to side.

### Tenure

We are advised that the property is leasehold. We are advise that lease is in the final stages of extension and therefore the new term of the lease will be 99 years from November 2020. We are advised there is a monthly service charge is currently £120.10. These details will also need to be confirmed via your legal representative.

### 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 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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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