

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
@homeinmonton



24 Princes Court Hawthorn Avenue Monton Manchester M30 9JU

£140,000

FIRST FLOOR POSITION OVERLOOKING THE GARDEN! OVER 55's DEVELOPMENT! HOME ESTATE AGENTS are pleased to offer for sale this well presented and much improved one double bedroom, first floor apartment located in this popular, over 55's, retirement development. Located to the first floor, accessed via a lift and stairs, the accommodation comprises from hallway, lounge/diner, modern fitted kitchen, one double bedroom with fitted wardrobe and a fitted shower room with walk in shower. The development offers a communal lounge area, laundry room, lift to all floors and communal gardens to the rear. There is also residents parking available. The property offers double glazing and economy 7 hot water system with electric storage heaters. Located just off Monton High street there is access to all the local amenities on your doorstep at this development. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- OVER 55's DEVELOPMENT!
- Hallway with storage
- One large bedroom, again, overlooking the gardens to the rear with fitted wardrobes
- NO VENDOR CHAIN!
- Modern condition throughout
- Open plan lounge/diner overlooking the gardens to the rear
- Modern fitted wet room
- Well maintained and kept throughout
- Modern, well appointed fitted kitchen
- First floor position, accessed via stairs and lift and same floor as the laundry room for ease



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Hallway 11'5 x 4'4 (3.48m x 1.32m)

Lounge/diner 17'9 x 11'2 (5.41m x 3.40m)

Kitchen 7'8 x 7'1 (2.34m x 2.16m)

Bedroom One 15'4 x 8'6 (4.67m x 2.59m)

Wet room 8'1 x 6'2 (2.46m x 1.88m)

Sales info

We are advised that the property is leasehold. We are advised that there is £0.00 ground rent payable, there is an absent freeholder, and an annual service charge of approx. £2040.00. The lease was granted for 125 years in May 1987 and there are 87 years remaining currently.

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

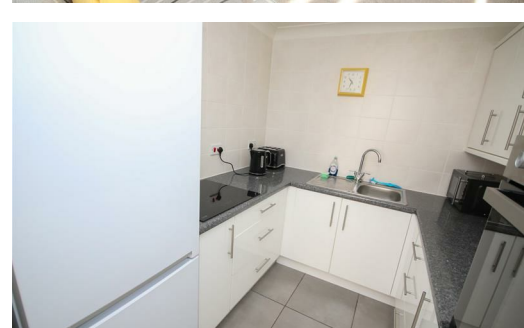
The current EPC rating is TBC.

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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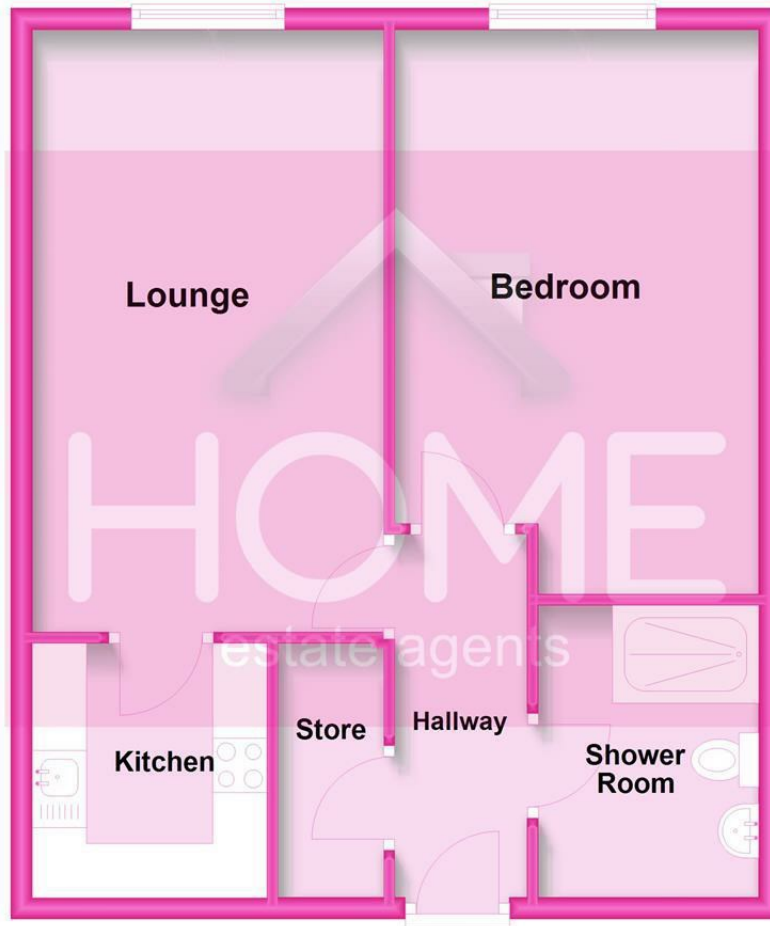
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First Floor Flat

Approx. 53.6 sq. metres (577.4 sq. feet)



Total area: approx. 53.6 sq. metres (577.4 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		
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