



## Brentwood Court 11-15 Sandwich Road Ellesmere Park Manchester Offers over £170,000

STUNNING APARTMENT! NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this high quality, one double bedroom apartment located in this popular Ellesmere Park development. The property is accessed via a communal hallway which is only shared with one other apartment. Located to the first floor, the property comprises hallway, open plan lounge/dining and modern fitted kitchen with newly installed integrated fridge and oven, one double bedroom and a stunning, "Villeroy & Boch" shower room suite. Offering uPVC double glazed sash windows throughout and electric central heating via a newly installed boiler (fitted approx. 2 years ago). Externally there is access to a communal, well maintained garden area and the property has a parking space. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view.

- STUNNING APARTMENT!
- Popular Ellesmere Park development
- First floor position
- Open plan lounge/diner
- Modern fitted kitchen
- One double bedroom
- Fitted Villeroy & Boch shower room suite
- Allocated parking and communal gardens
- Communal hallway shared with only 3 other units
- NO VENDOR CHAIN!



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### **Hallway 16'4 x 7'0 narrowing to 3'6 (4.98m x 2.13m narrowing to 1.07m)**

Wood effect flooring, two storage cupboards and uPVC double glazed window to side.

### **Open plan lounge/diner 17'0 x 10'0 opening to 12'7 (5.18m x 3.05m opening to 3.66m)**

Two uPVC double glazed windows to the sides, television point and single panel radiator.

### **Kitchen 8'7 x 8'5 (2.62m x 2.57m)**

Fitted with modern wall and base units, granite worktops, sink unit, electric hob and oven, space for fridge freezer, ceiling spotlights, dishwasher and tiled to complement and flooring. uPVC double glazed window to side.

### **Bedroom One 12'9 x 9'9 (3.89m x**

**2.97m)**

Two feature double glazed windows to the sides and single panel radiator.

### **Shower room 6'3 x 5'5 (1.91m x 1.65m)**

Recently fitted, "Villeroy & Boch" modern three piece shower room suite comprising low level W/C, vanity sink unit and walk in shower cubicle. Fully tiled, spotlights and extractor fan.

### **Sales info**

We are advised that the property is leasehold. We are advised that the term of the lease was granted for 150 years commencing January 2017. We are advised that there is an annual ground

rent payable of approx. £250.00. We are advised that the current annual service charge is approx. £875.00.

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

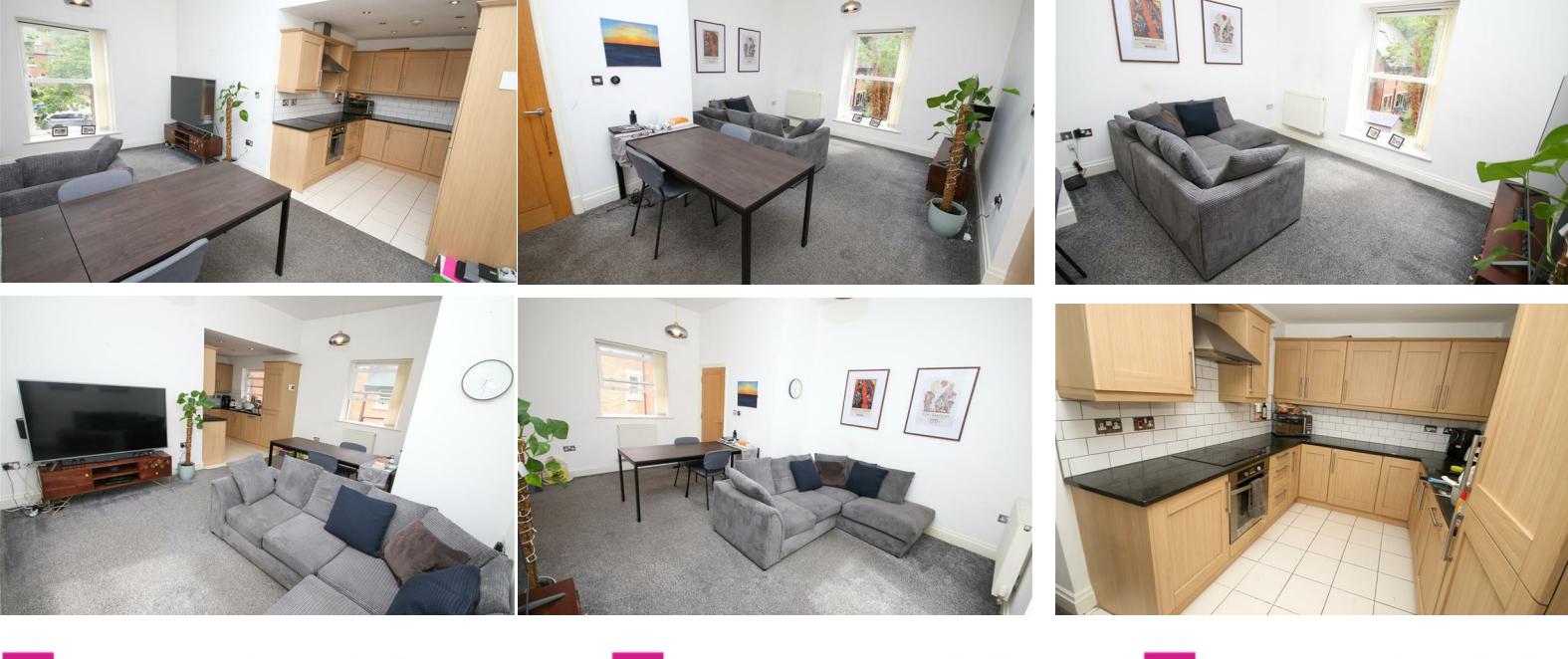
The current EPC rating is D.

### **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 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.

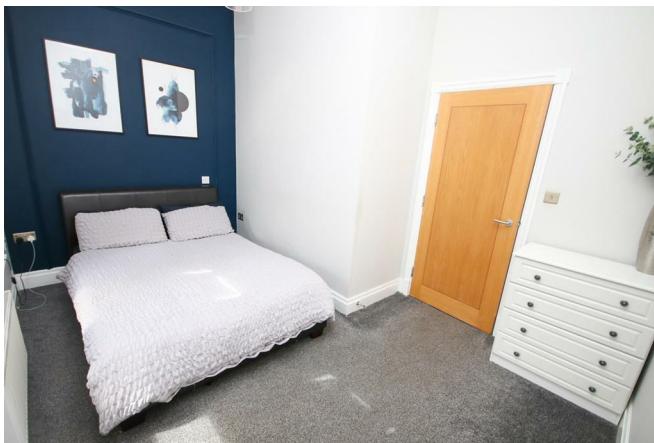


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Registered Address: Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers: Merton - 9262084 Urmston - 04331861 Stretford - 08259553



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## Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Total area: approx. 48.0 sq. metres (517.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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