



## Clarendon Place 22-26 Wellington Road Eccles Manchester M30 0NP Offers over £140,000

POPULAR MODERN DEVELOPMENT! HOME ESTATE AGENTS are thrilled to offer for sale this well presented, first floor flat located in the ever popular Clarendon Place development. Located on Wellington Road, within walking distance of Eccles with an array of local shops and transport links the property is well positioned! The property offers hallway with storage, open plan living space with modern kitchen, dining area and lounge, two bedrooms, en-suite shower room and modern fitted bathroom suite. Externally there is gated, secure parking available to residents. The property is double glazed and gas central heating. Call HOME on 01617898383 to arrange your viewing!

- POPULAR MODERN DEVELOPMENT!
- Hallway
- Modern fitted bathroom
- Short walk to Eccles shops and transport links
- First floor position
- Open plan living space
- En-suite shower room to master bedroom
- Two bedroom flat
- Modern fitted kitchen
- Gated, secure parking available



**LOCAL EXPERTS THAT GET YOU MOVING**

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

## Hallway

**Open plan kitchen/lounge and diner 20'1 x 11'6 (6.12m x 3.51m)**

**Bedroom One 14'1 x 10'3 (4.29m x 3.12m)**

**En-suite 6'3 x 5'3 (1.91m x 1.60m)**

**Bedroom Two 9'6 x 7'3 (2.90m x 2.21m)**

**Bathroom 6'9 x 6'2 (2.06m x 1.88m)**

## Sales info

We are advised that the property is leasehold. We are advised that the initial term granted for the lease was 999 years commencing 2006 with an annual ground rent payable is £150.00. There is a monthly service charge also payable of approx. £104.00 (£1248.00 Approx. annually).

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

The current EPC rating is TBC

## 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.

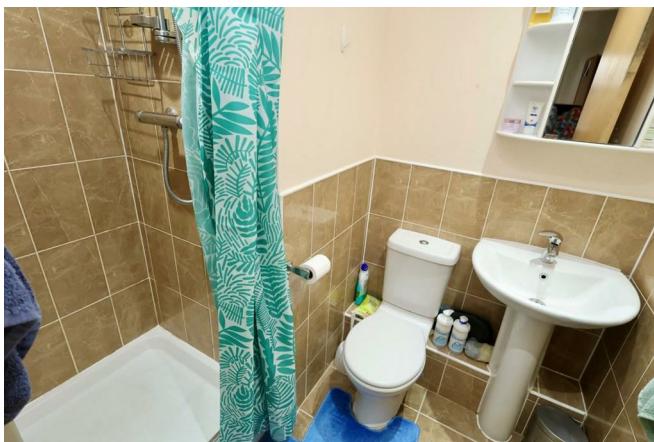


**LOCAL EXPERTS THAT GET YOU MOVING**

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



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

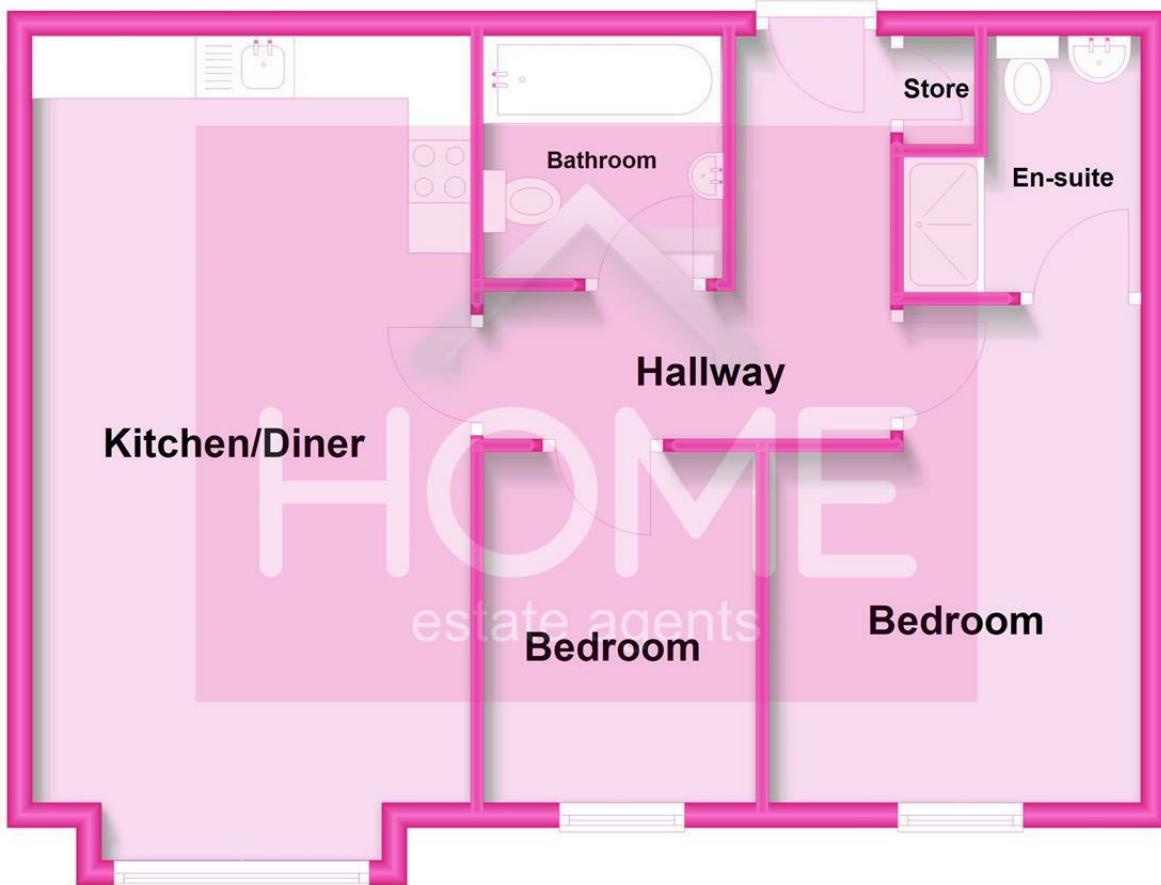


**LOCAL EXPERTS THAT GET YOU MOVING**

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

## Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**LOCAL EXPERTS THAT GET YOU MOVING**

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



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