

**Monton Office**

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222 Monton Road, Monton  
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@homeinmonton



## 70 Ellesmere Green Monton Manchester M30 9EZ

### Offers over £180,000

AVAILABLE WITH NO VENDOR CHAIN! TOP FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for sale this great size, two double bedroom apartment located on this popular modern development. Within a short walk to the shops, bars and restaurants of Monton, the property is well positioned to benefit from all the local amenities on hand. The property is situated to the third floor and can be accessed via the lift to all floors. The property comprises hallway with storage, open plan lounge/diner, good size kitchen, two larger than average double bedrooms and a fitted bathroom suite. There is parking available to the side in a shared car park area. Call HOME on 01617898383 to view!

- PENTHOUSE APARTMENT!
- Hallway with storage cupboard
- Two double bedrooms
- Parking space available
- AVAILABLE WITH NO VENDOR CHAIN!
- Open plan lounge/diner
- Modern, recently updated fitted bathroom suite
- TWO DOUBLE BEDROOMS
- Larger than average modern kitchen
- Top floor (third floor) with lift access to all floors



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### Hallway

**Storage cupboard 5'3 x 3'2 (1.60m x 0.97m)**

**Open plan lounge/diner 22'2 x 10'5 (6.76m x 3.18m)**

**Kitchen 10'6 x 9'3 (3.20m x 2.82m)**

**Bedroom One 14'5 x 13'0 (4.39m x 3.96m)**

**Bedroom Two 15'3 x 12'3 (4.65m x 3.73m)**

**Bathroom 6'1 x 5'6 (1.85m x 1.68m)**

### Sales info

We are advised that the property is leasehold. We are advised that the ground rent is £150.00 per annum. We are advised the current service charge is £1,718.06 per annum.

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.

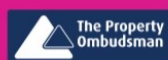
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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: Moncton - 9262084 Urmston - 04331861 Stretford - 08259553



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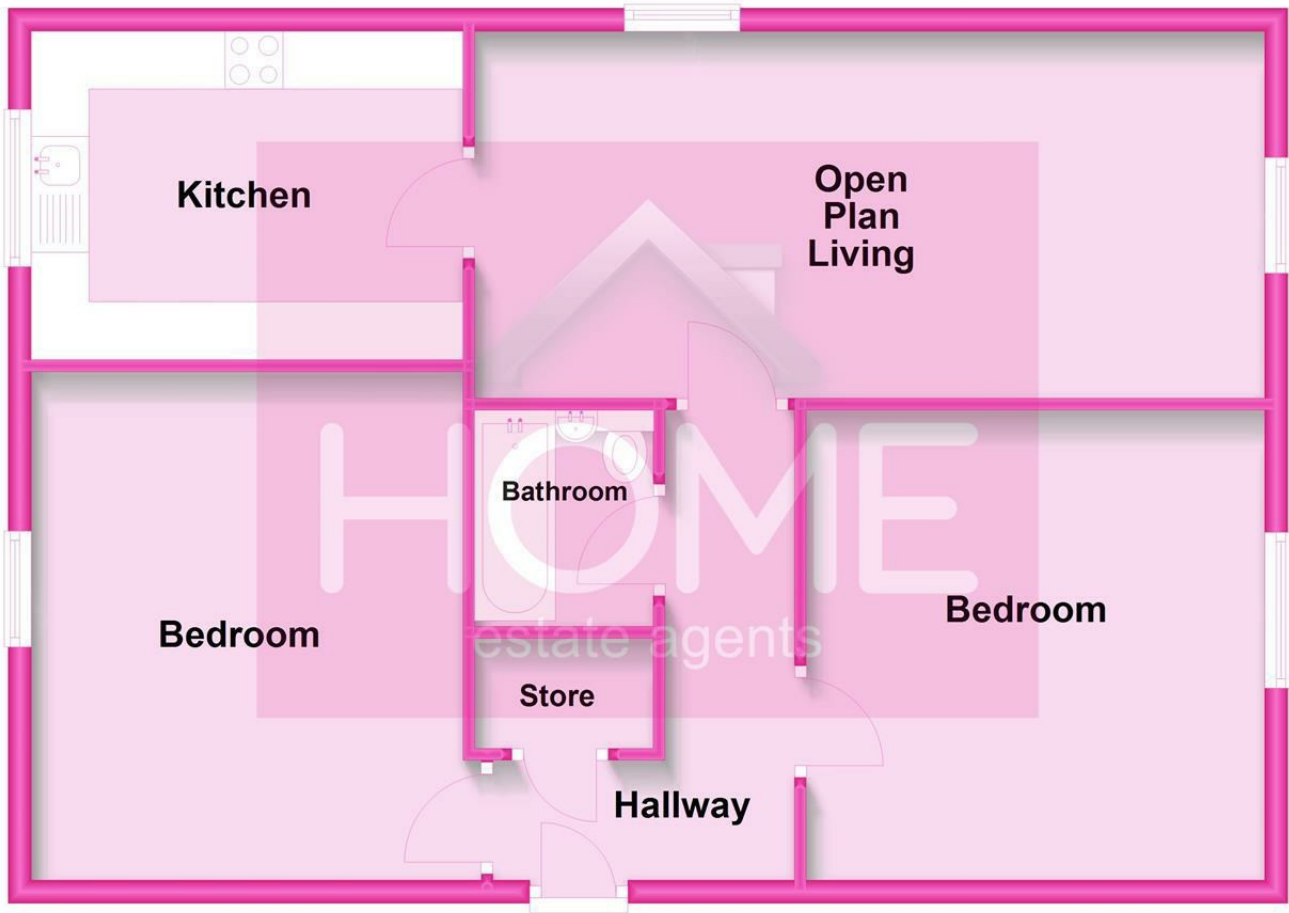
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## Ground Floor

Approx. 78.2 sq. metres (842.1 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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