

**Monton Office**

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



## Flat 9 Corbel House 30 Clifton Road Monton Manchester M30 9GG

### £995 Per calendar month

AVAILABLE NOW! CLOSE TO MONTON! HOME ESTATE AGENTS are delighted to offer for sale this modern and well positioned two bedroom, first floor, flat. Located within a short walk to Monton High Street. with an array of bars, shops and restaurants on its doorstep. The property offers hallway, open plan living space comprising lounge, dining area and modern fitted kitchen, two bedrooms and a fitted bathroom suite. The property benefits double glazing and gas central heating. There are communal gardens and parking available to the rear of the building. Call HOME on 01617898383 to arrange your viewing!

- AVAILABLE 7th NOVEMBER ONWARDS!
- WALKING DISTANCE TO MONTON HIGH STREET!
- Two bedroom flat
- First floor position
- Hallway
- Open plan lounge with modern kitchen
- Two bedrooms
- Modern fitted bathroom suite
- Parking available
- Popular development!



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



### Lettings info

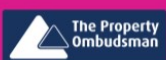
We are advised that the current council tax band is band B.

The current EPC rating is B.



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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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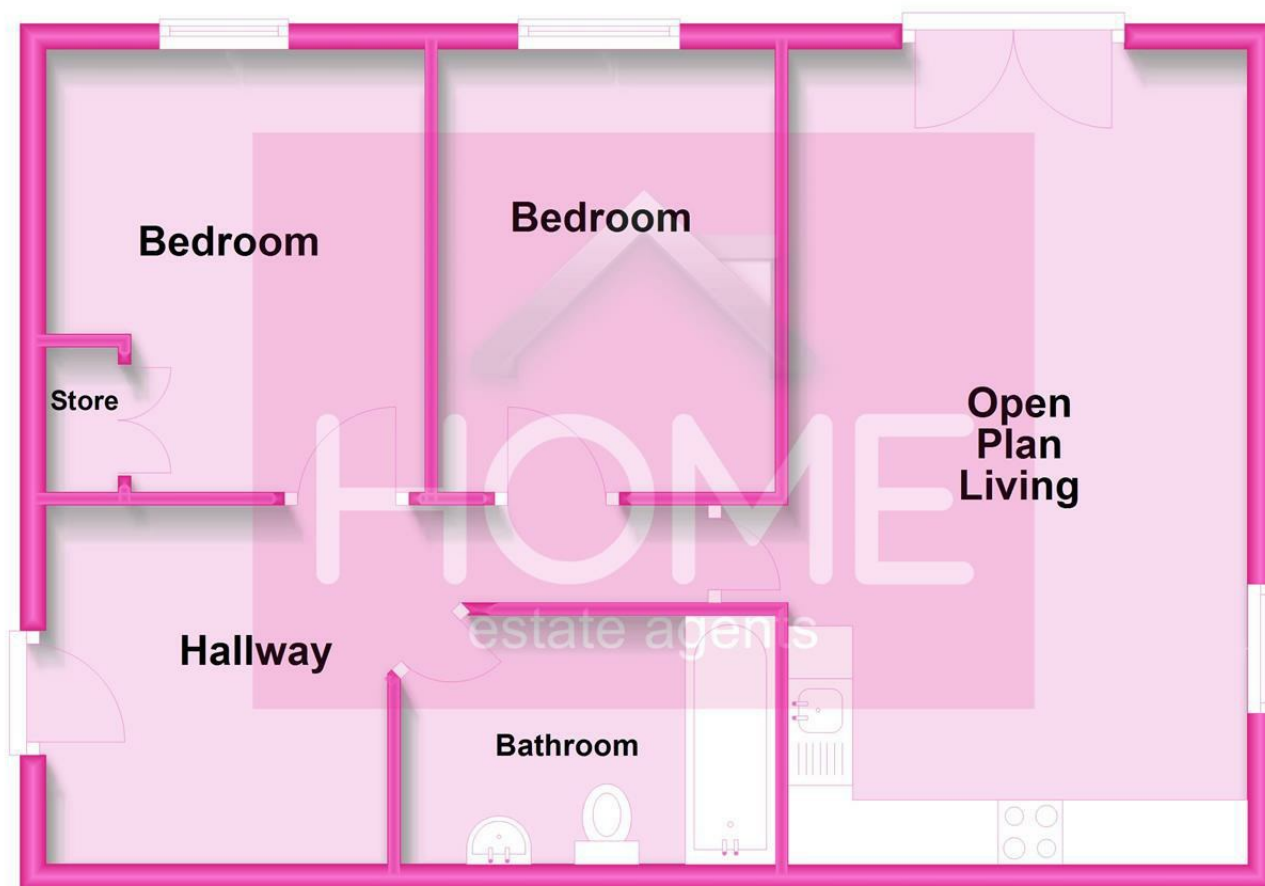
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## Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



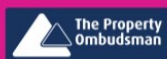
Total area: approx. 59.0 sq. metres (634.7 sq. feet)

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>		
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