



## Flat 4 St Michaels Court, Eccles M30 7LP

### Offers over £120,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this two bedroom first floor flat which has been recently modernised to create a great first time buy, downsize property or buy to let investment. Situated close to the M60 motorway and The Trafford Centre the property is ideally located. The property comprises from hallway, lounge, fitted kitchen, two bedrooms and fitted bathroom suite. Externally the property has communal gardens and residents car parking. The property is double glazed and is heated via electric heating. Being offered with no vendor chain! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Recently updated two bedroom, first floor flat
- Hallway with storage
- Through lounge/diner
- Two bedrooms
- Fitted kitchen
- Fitted bathroom suite
- Electric heating
- Parking available to the rear
- Close to Trafford Centre and links to M60 motorway



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**Hallway**

**Lounge/diner 14'11 x 12'2 (4.55m x 3.71m)**

**Kitchen 9'2 x 6'6 (2.79m x 1.98m)**

**Bedroom One 12'3 x 10'8 (3.73m x 3.25m)**

**Bedroom Two 12'2 x 7'11 (3.71m x 2.41m)**

**Bathroom 6'5 x 4'4 (1.96m x 1.32m)**

**Storage cupboard 5'8 x 2'10 (1.73m x 0.86m)**

#### **Sales info**

We are advised that the property is leasehold. We are advised the lease was granted for 126 years commencing 31st March 1983 and there are 83 years remaining on the lease. We are advised that the annual ground rent is £120.00. There is an annual service charge of approx. £1440.00.

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

The current EPC rating is D.

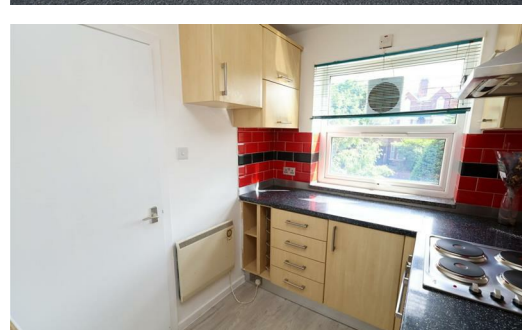
#### **IMPORTANT INFORMATION -**

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.

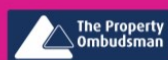
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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



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## Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)  
(excluding Store)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes  
Plan produced using PlanUp.

| 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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