



## 70 Ellesmere Green Monton Manchester M30 9EZ

### £1,050 Per month

AVAILABLE NOW! TOP FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for rent 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. Offered on an unfurnished basis and available now. Call HOME on 01617898383 to view!

- PENTHOUSE APARTMENT!
- Hallway with storage cupboard
- Two double bedrooms
- Parking space available
- AVAILABLE NOW!
- Open plan lounge/diner
- Fitted bathroom suite
- TWO DOUBLE BEDROOMS
- Larger than average kitchen
- Top floor with lift to all floors



**LOCAL EXPERTS THAT GET YOU MOVING**

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

### Lettings info

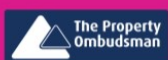
We are advised that the current council tax band is band B.

The current EPC rating is D.



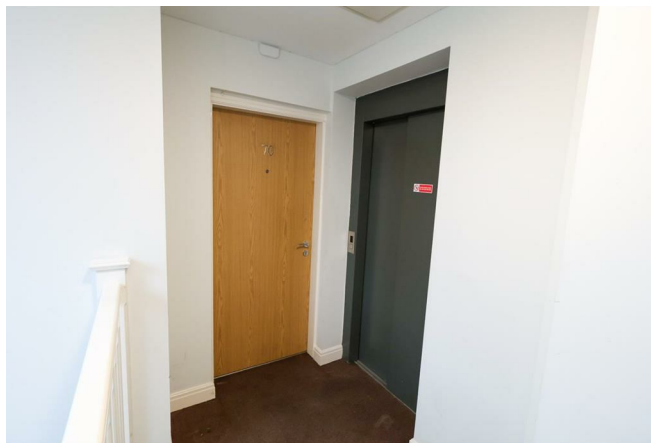
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553







Client money protection for landlords and tenants

**This is to certify that**

**HOME ESTATE AGENTS (MONTON) LTD**

**is a member of Client Money Protect**

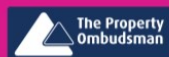
|                |            |                                                                                                                                      |
|----------------|------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Membership no: | CMP003190  | <br><b>Eddie Hooker</b><br>Client Money Protect |
| Date of issue: | 27/02/2023 |                                                                                                                                      |
| Expiry date:   | 26/02/2024 |                                                                                                                                      |

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| 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<br>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 |                            |                                                                                       |
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