

Monton Office

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Stanton Court Stanton Street Manchester M32 0JS

Offers over £169,999

POPULAR STRETFORD LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this well presented two bedroom apartment located in the heart of Gorse Hill. The accommodation comprises communal hallway with private storage room, entrance hallway with storage, bay fronted lounge, modern fitted kitchen with integrated appliances, two bedrooms and a modern fitted shower room. The property benefits double glazing and gas central heating throughout. With communal gardens and private communal parking to the rear. Located with good local amenities and schools with excellent transport links including the Metro-link and M60 motorway network offering easy access into Manchester City center, Media city and the Trafford center. To arrange a viewing call HOME Monton 01617898383.

- POPULAR STRETFORD LOCATION!
- Hallway with storage
- Modern Fitted bathroom suite
- Communal garden
- Spacious second floor flat
- Bay fronted lounge
- Balcony accessed from the kitchen
- Two bedrooms
- Modern fitted kitchen
- Communal parking available

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Hallway

Lounge 16'3 x 13'2 (4.95m x 4.01m)

Kitchen 12'7 x 6'7 (3.84m x 2.01m)

Bedroom One 12'5 x 11'2 (3.78m x 3.40m)

Bedroom Two 9'8 x 7'5 (2.95m x 2.26m)

Shower room

Sales info

We are advised that the property is leasehold. We are advised that the term of the lease was granted for 999 years commencing 25 December 1985. There is an annual ground rent of approx. £40.00. There is an annual service charge of £980.00.

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

The current EPC rating is C.

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.

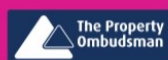
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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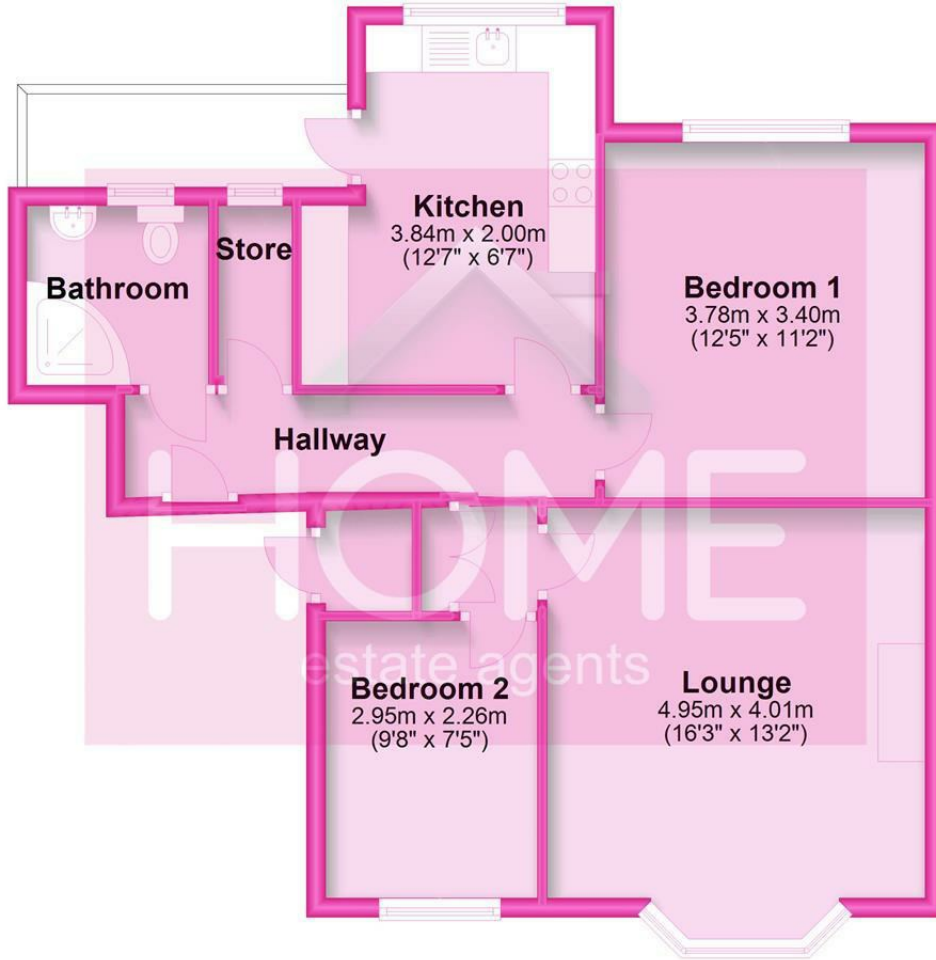
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Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)
(excluding (Cupboard))



Total area: approx. 67.1 sq. metres (722.6 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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