

Monton Office

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



Flat 28, Princes Court Hawthorn Avenue Monton M30 9JU
Offers over £140,000

TOP FLOOR POSITION! OVER 55's DEVELOPMENT! HOME ESTATE AGENTS are pleased to offer for sale this one double bedroom, first floor apartment located in this popular, over 55's, retirement development. Located to the first floor and overlooking Monton Road, the accommodation comprises from hallway, lounge/diner, modern fitted kitchen, one double bedroom and a stunning, recently fitted shower room. The development offers a communal lounge area, communal laundry room, lift to all floors and communal parking and gardens to the rear. The property offers double glazing and offers economy 7 hot water system and Fischer electric heaters. Located just off Monton High street there is access to all the local amenities on your doorstep at this development. Offered with NO VENDOR CHAIN!
Call HOME on 01617898383 to arrange your viewing!

- TOP FLOOR POSITION!
- Entrance hallway with storage
- Double bedroom with newly installed fitted wardrobes and storage
- Close to shops and amenities of Monton!
- Over 55s development
- Lounge/diner
- Updated fitted shower room with additional storage
- Large One double bedroom apartment
- Modern fitted kitchen with appliances
- Parking and lift to all floors available



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Hallway 11'2 x 4'7 (3.40m x 1.40m)

Lounge/Diner 17'9 x 11'4 (5.41m x 3.45m)

Kitchen 7'7 x 7'1 (2.31m x 2.16m)

Bedroom One 15'6 x 9'9 (4.72m x 2.97m)

Shower room 8'2 x 6'3 (2.49m x 1.91m)

Sales info

We are advised that the property is leasehold. We are advised that there is £0.00 ground rent payable, there is currently an absent freeholder, and an annual service charge of approx. £2040.00. The lease was granted for 125 years in May 1987 and there are 87 years remaining currently.

The lease is for 125 years from 25 December 1986.

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

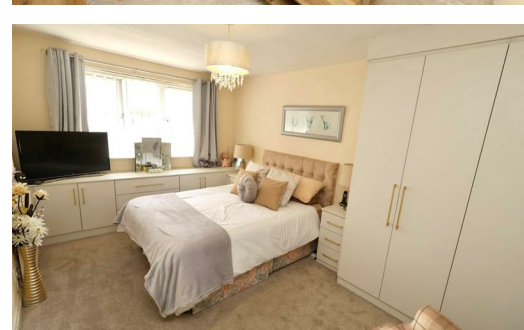
IMPORTANT INFORMATION -

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. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 52.2 sq. metres (562.1 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 | | | |
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