



Apartment 15 Corbel House 30 Clifton Road Monton Manchester M30 £165,000

TOP FLOOR FLAT WITHIN WALKING DISTANCE OF MONTON! SOLD WITH NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this well presented and excellently positioned two bedroom flat. Located to the top (Third) floor of Clifton House, Clifton Road the property is located within easy access to all the amenities Monton has to offer! The property comprises hallway, open plan living space including lounge, dining area and modern fitted kitchen complete with "Juliette" balcony, two bedrooms and a well appointed bathroom suite. The property boasts gas central heating in the form of a newly installed boiler and double glazing. Externally there is access to the communal gardens and the property has one allocated parking space which is located to the rear of the property also. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- TOP FLOOR APARTMENT!
- Open plan living
- Modern fitted bathroom
- NO VENDOR CHAIN!
- Close to Monton amenities
- Lounge and dining area
- Allocated parking space
- Hallway
- Modern fitted kitchen
- Third floor position



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Hallway

Wood effect flooring, door to the communal hallway, single panel radiator, ceiling spotlights, intercom system and loft access.

Open plan lounge/dining and kitchen area 20'8 x 11'1 (6.30m x 3.38m)

Open plan living space including the lounge, dining area and fitted kitchen. The kitchen comprises wall and base units, roll edge work tops, sink unit, space for washing machine, space for fridge freezer, gas hob and electric oven. uPVC double glazed window to the front and side, partial wood effect flooring, double panel radiator and television point.

Bedroom One 14'4 x 8'1 (4.37m x 2.46m)

uPVC double glazed window to the rear, single panel radiator, television point and built in storage/wardrobe.

Bedroom Two 10'7 x 8'7 (3.23m x 2.62m)

uPVC double glazed window to the rear and single panel radiator.

Bathroom 7'4 x 6'3 (2.24m x 1.91m)

Fitted with three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Tiled to complement, extractor fan and single panel radiator.

Sales info

We are advised that the property is

leasehold. We are advised that the term of the lease was granted for 250 years (less 3 days) commencing July 2006. We are advised that there is an annual ground rent of £125.00 and an annual service charge payable of approx. £1200.00.

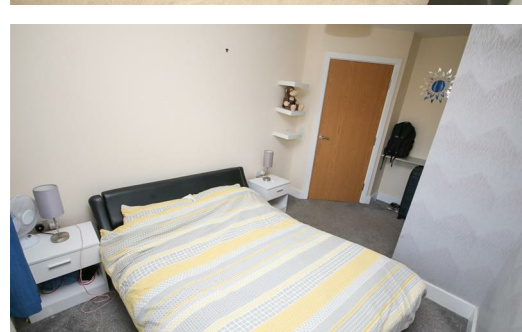
We are advised that the current council tax band is band B.

The current EPC rating is C.

IMPORTANT INFORMATION -

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 are approximate.

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 of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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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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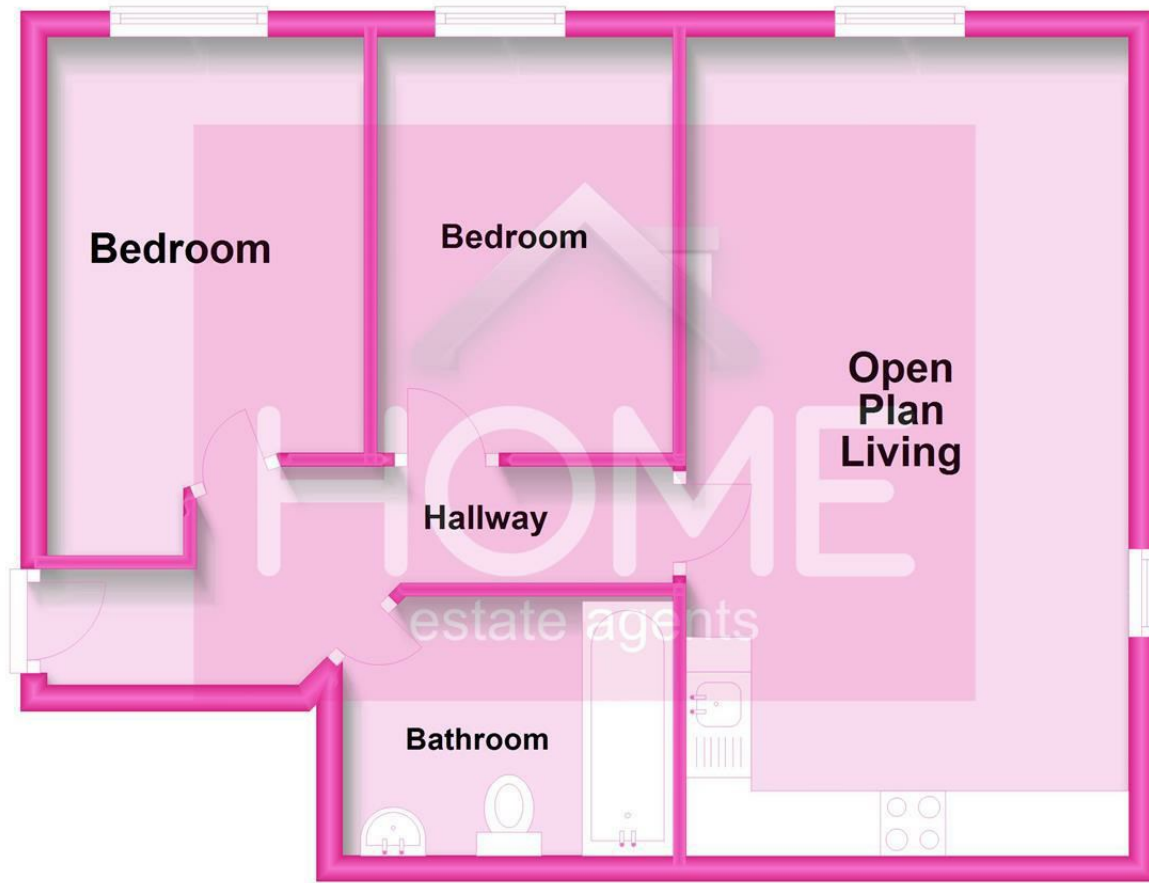
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Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



Total area: approx. 49.4 sq. metres (531.6 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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