

Monton Office

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



Apartment 4 Oak Mount Half Edge Lane Eccles Manchester M30 9RE Offers in the region of £178,000

SPACIOUS GROUND FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for sale this two bedroom ground floor apartment which is located on this sought after gated development within a short walk to Salford Royal Hospital along with Eccles, Monton and Ellesmere Park on its doorstep. The property comprises hallway, open plan lounge/diner and modern fitted kitchen, two bedrooms and a modern fitted bathroom suite. There is a parking available via the gated access along with access to the communal gardens. Ideally offered with NO VENDOR CHAIN! Please note that the the property is current tenanted generating an annual income of £12,600 and could be sold with a tenant in occupation if required. Call HOME on 01617898383 to arrange a viewing!

- SPACIOUS, GROUND FLOOR APARTMENT!
- Good size fitted kitchen
- Gated, private development
- Entrance hallway with storage
- Two bedrooms
- Allocated parking
- Open plan lounge/diner
- Modern bathroom suite
- Close to both Monton and Salford Royal hospital
- Could be sold with a tenant in situ if required

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

Hallway 17'1 x 3'1 (5.21m x 0.94m)

Open plan lounge/diner 19'3 x 11'2 (5.87m x 3.40m)

Fitted kitchen 13'6 x 6'2 (4.11m x 1.88m)

Bedroom One 14'0 x 8'6 (4.27m x 2.59m)

Bedroom Two 10'1 x 6'8 (3.07m x 2.03m)

Bathroom 11'7 x 5'9 (3.53m x 1.75m)

Sales info

We are advised that the property is leasehold. We are advised there is an annual ground rent of approx. £120.00. We are also advised that there is a monthly service charge of approx. £147.00.

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

The current EPC rating is TBC.

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.

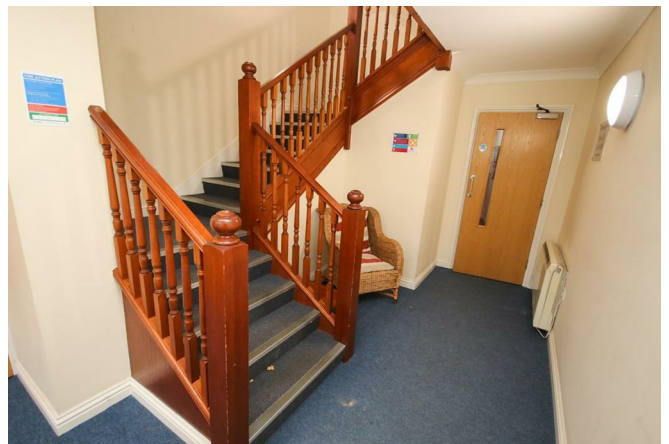


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

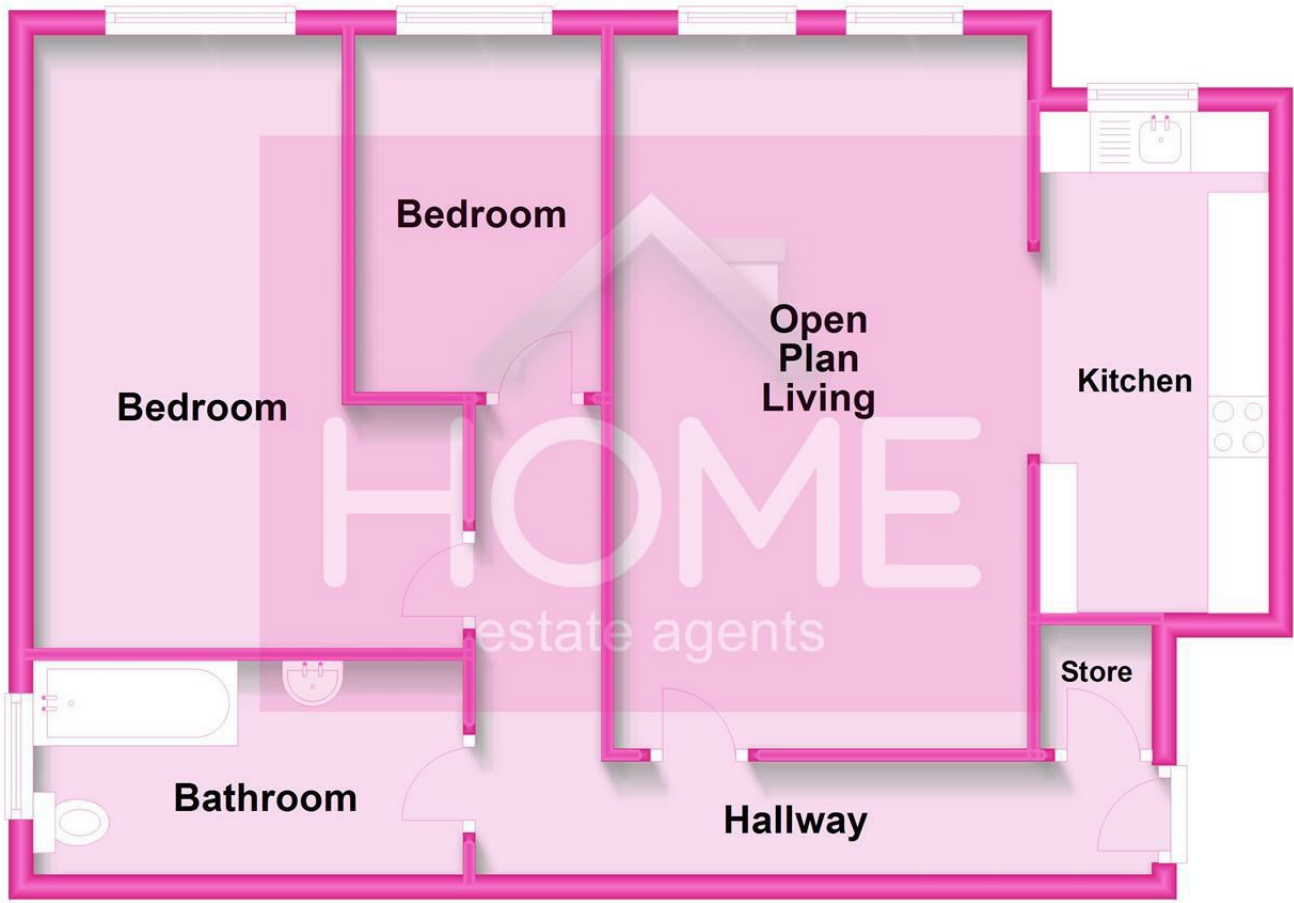
www.homestateagents.com



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

Ground Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 66.7 sq. metres (718.1 sq. feet)

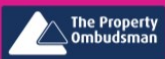
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



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