

**Monton Office**

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## 26 Cavendish House Ellesmere Road Eccles Manchester M30 9RR

### £200,000

NO VENDOR CHAIN! GROUND FLOOR! HOME ESTATE AGENTS are delighted to offer for sale this spacious ground floor apartment positioned within a sought-after development of Ellesmere Park. The property offers a vestibule and hallway with storage, an open plan kitchen/diner/lounge, two double bedrooms, an en-Suite shower room and fitted bathroom suite. Boasting a prime location with easy access to the area's major motorway links, this property is ideal for professionals and commuters alike. Situated just a stone's throw away from Monton Village and Eccles train station, tram stop, and bus terminal. The property benefits from allocated parking and well-maintained communal gardens. Available with NO VENDOR CHAIN! Call HOME 01617898383 to view!

- GROUND FLOOR APARTMENT!
- Open plan lounge/diner and modern fitted kitchen
- Fitted family bathroom suite
- NO VENDOR CHAIN!
- Spacious two bedroom apartment
- Useful storage in the hallway
- Allocated parking space
- Vestibule and hallway
- En-suite shower room to the master bedroom
- Popular Ellesmere Park location

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**Vestibule 7'4 x 3'2 (2.24m x 0.97m)**

**Hallway 12'7" x 3'2" (3.86m x 0.97m)**

**Open plan lounge/diner/kitchen 18'8 x 12'7 (5.69m x 3.84m)**

**Bedroom One 15'1 x 10'2 (4.60m x 3.10m)**

**En-suite**

**Bedroom Two 12'9 x 10'1 (3.89m x 3.07m)**

**Bathroom 6'7 x 5'5 (2.01m x 1.65m)**

#### Sales info

We are advised that the property is leasehold. Leasehold - 125 year lease from 2004 - 103 years remaining - £125.00 pa (until August 2029 when the ground rent escalates to £250.00 per annum, this is reviewed every 25 years)

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

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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## Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

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 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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