

Ascend

Built on higher standards



22 Old School Court Monton M30 9TP

- Monton village location
- First floor apartment
- Residents car park
- Available 29th July 2024
- Gated entrance
- Two bedrooms
- Quiet residential area
- Part-furnished
- Beautiful communal gardens
- NO PETS allowed

£950 PCM



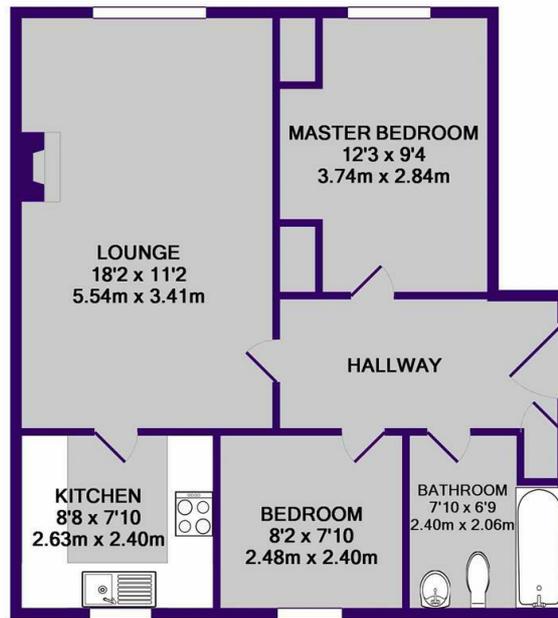
Beautifully presented two bedroom apartment in this quiet, well-maintained development just a couple of minutes walk from Monton Village. Located on the first floor, is this immaculate and spacious apartment which also comes with the added benefit of secure gated parking with additional visitors spaces.

Internally the accommodation comprises; hallway with video intercom system, one double bedroom complete with fitted wardrobes, a further single bedroom, three piece modern bathroom suite comprising bath with shower over, WC and hand basin. There is also a spacious lounge with feature fireplace and a separate modern kitchen.

Externally there are plenty of green areas within the grounds for you to set up a deck chair and catch some summer sun! With both lawn and bedded plant areas this really is a pretty development in a great location.

For your appointment to view please contact the office. Images are for marketing purposes only.

Available: 29th July 2024
 Rent: £950
 Deposit: £1,090
 Furnishing: Part-Furnished
 Tenancy Length: 12 Months
 Pets: Not accepted
 Council Tax Band: B (Salford)



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	78	80

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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