Old School Court, Eccles, Manchester

Offers In Excess Of £190,000

Ascend

Built on higher standards

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Monton was once where Mancunians escaped for a bit of fresh air and space. These days, it still has that charm, just with better coffee, great bars, and one of the best high streets around and this apartment sits right in the middle of it all!

Located within the ever popular Old School Court development, this is a fantastic first floor, two bedroom apartment that offers a great balance of space, light and practicality. The living room is bright and generously sized, giving you plenty of room to properly relax or entertain, while the separate kitchen keeps things functional and neatly set away. Both bedrooms are comfortable doubles, which is always a real plus, whether you need the extra space for guests, working from home, or simply want a bit more room to breathe. The layout is completed by a well kept bathroom and a welcoming entrance hall that makes a great first impression.
The property benefits from double glazing throughout and is heated via electric heaters, with no gas serving the building.

Old School Court is known for being well maintained and consistently in demand. The development offers secure gated access, CCTV Entry system, well kept communal grounds and visitor parking, along with an allocated space for residents, giving you that added sense of ease and security.

Location wise, it is hard to beat. You are just a short stroll from Monton High Street, with its excellent mix of independent bars, cafés and shops, while also being perfectly placed for transport links, including bus routes and major road connections.

This property will suit a wide range of buyers, from owner occupiers and mortgage buyers through to investors looking for a solid opportunity in a popular area. The apartment is currently tenanted until August 2026.

The below information has been provided by the current leaseholder:
Tenure:Leasehold
Lease: 966 Years Remaining
Service Charge: £1620pa Approx.
Ground/Peppercorn Rent: £10pa
EPC: C
CTax:

Entrance Hall
Front entrance door, built in airing cupboard housing the hot water tank, wall mounted electric heater, exposed wooden flooring, doors to:

Living Room
With a uPVC double glazed window, wall mounted electric heater, exposed wooden flooring. Door to:

Kitchen
Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Space for a cooker, space for a fridge freezer, space and plumbing for an automatic washing machine. Tiled splash-back, wood effect laminate flooring. uPVC double glazed window.

Master Bedroom
uPVC doubled window, wall mounted electric heater, built in wardrobe units.

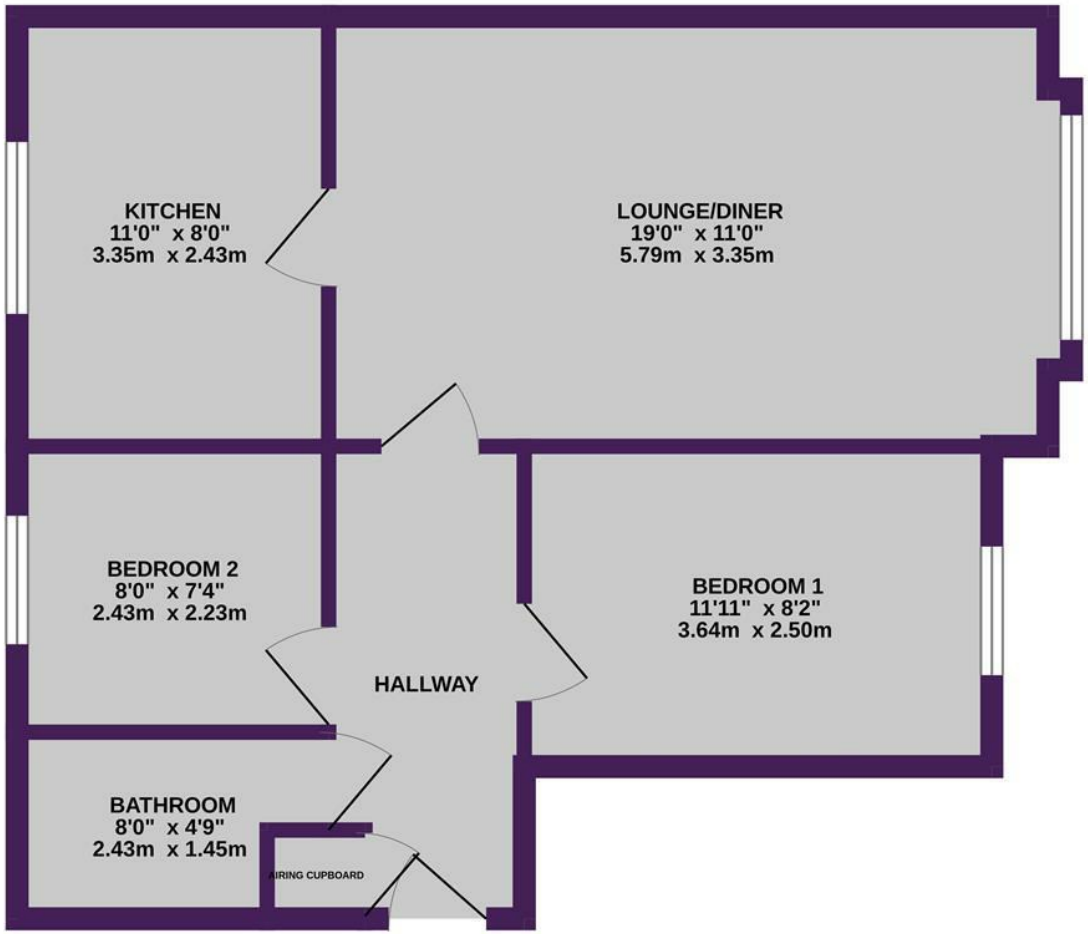
Bedroom Two
uPVC double glazed window. Wall mounted electric heater.

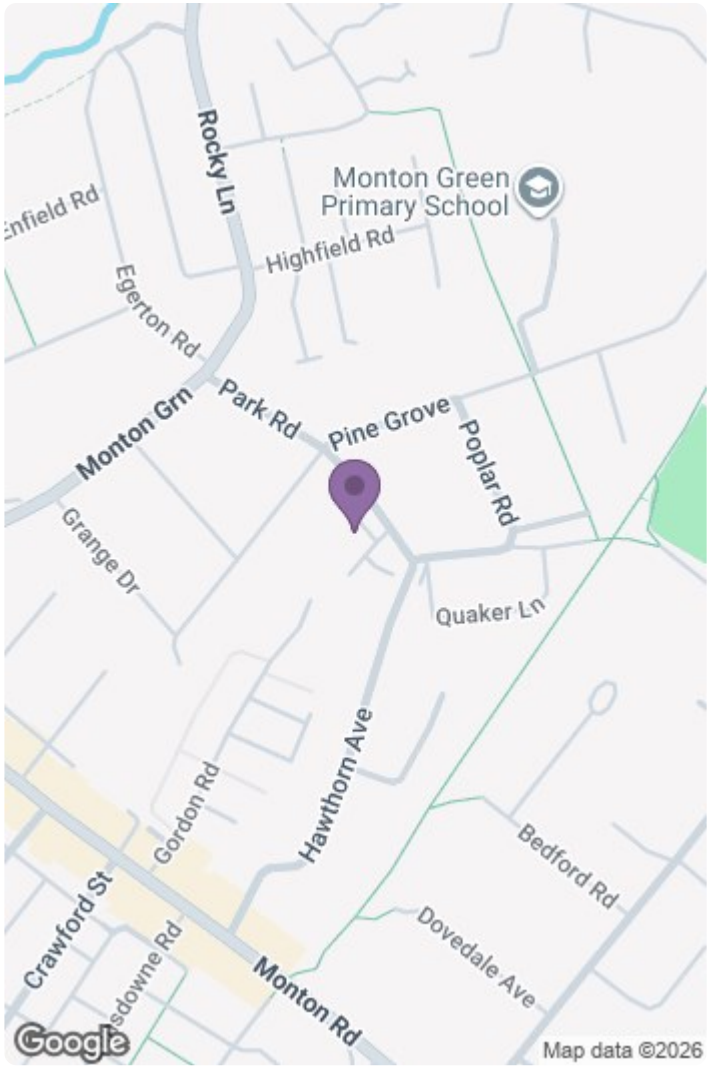
Bathroom
Furnished with a three piece suite comprising panelled bath with a wall mounted electric shower over, pedestal wash hand basin and a low level WC. Fully tiled walls, tiled flooring, extractor fan.

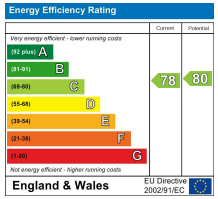
Property information
No lift access
Electric only. No gas serving the building

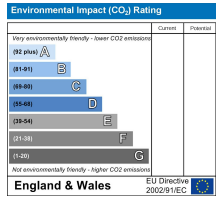
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

FIRST FLOOR APARTMENT









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