



Sartoria Court, Half Edge Lane

Manchester

HILLS

Offers Over **£165,000**

Sartoria Court

Manchester

Stylish two-bed apartment between Monton Village and Ellesmere Park. Open plan living, modern kitchen, residents parking, low charges, great transport links. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Leasehold

- Immaculately Presented Apartment Perfectly Located between the Desirable Monton Village and Ellesmere Park
- Fabulous First Time Buy or Investment
- Naturally Lit Open Plan Lounge and Dining Space
- Modern Fitted Kitchen with Ample Storage
- Two Bedrooms, Master Complete with Dressing Area
- Residents Parking
- Excellently Located within Walking Distance to Many Local Amenities
- Well Served by Public Transport and Motorway Links
- Low Service Charge and Ground Rent Charges



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Entrance Hallway

Lounge / Diner

14' 7" x 11' 0" (4.45m x 3.35m)

Kitchen

11' 6" x 7' 8" (3.51m x 2.34m)

Bedroom One

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom Two

7' 1" x 6' 4" (2.16m x 1.93m)

Bathroom

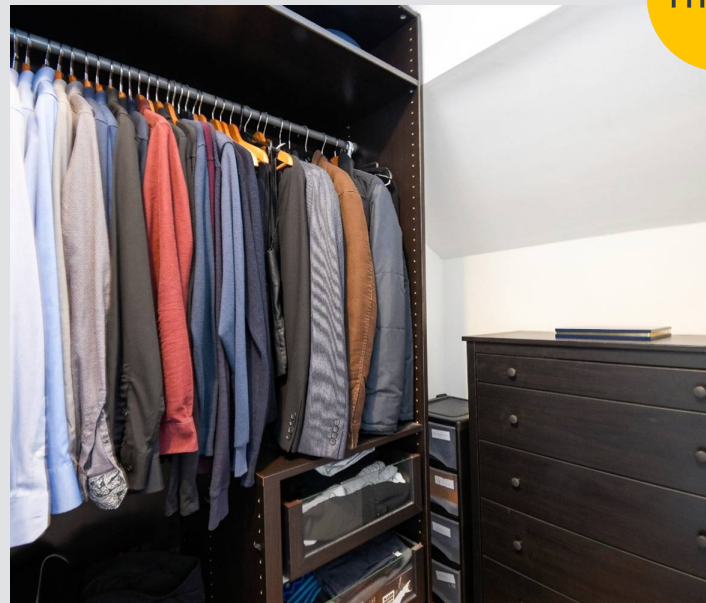
7' 8" x 6' 0" (2.34m x 1.83m)

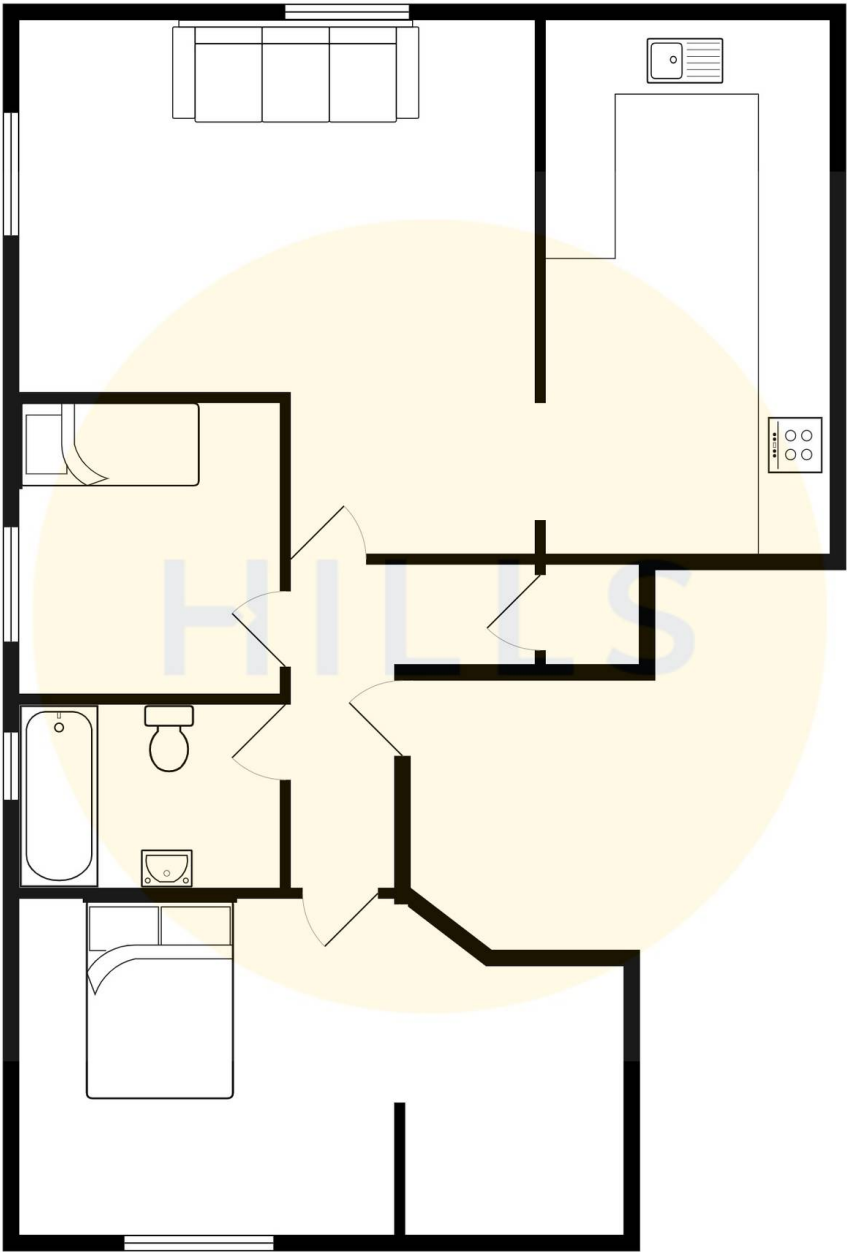
Dressing Area

8' 5" x 4' 6" (2.57m x 1.37m)



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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.