

Ascend

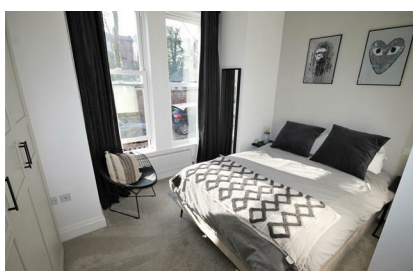
Built on higher standards



4 Brentwood Court 11-15 Sandwich Road M30 9GX

- One double bedroom
- Designated parking space
- Naturally light & bright
- Walking distance to train, tram and bus
- Raised ground floor apartment
- Perfect for commuting
- Modernised throughout
- Excellent sought after location
- Use of communal garden and courtyard
- Modern fitted kitchen with granite work surfaces

£160,000



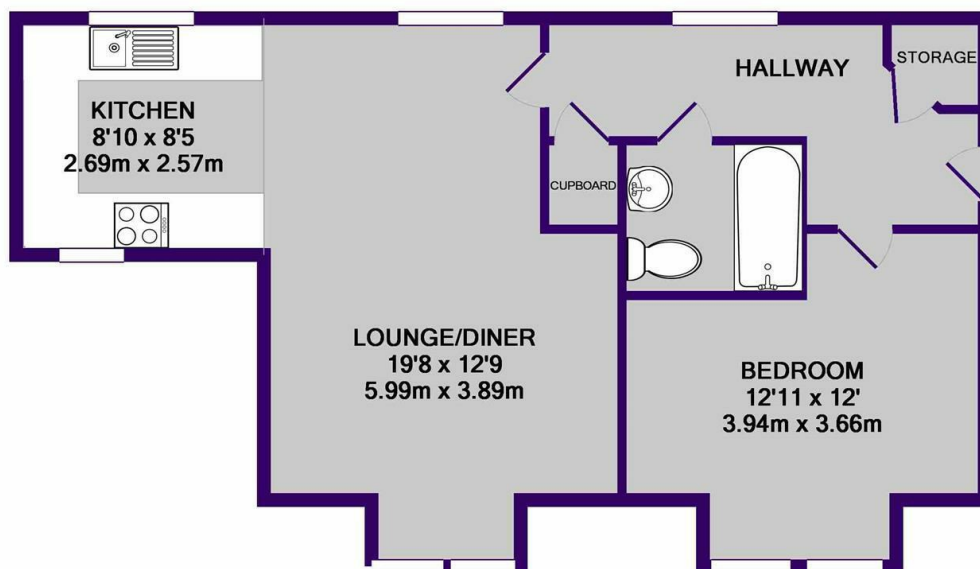
Stunning modern apartment located in the highly sought after and desirable Brentwood Court, in Ellesmere Park. This beautifully finished, raised ground floor apartment is ideal for first time buyers, rental investors or those looking for a downsize in a great location!

Naturally light and bright throughout, this beautiful apartment has a fully fitted contemporary kitchen with granite work surfaces, integrated oven, hob and extractor, dishwasher and washing machine. The kitchen is then open-plan to the living/dining room which provides a fantastic feeling of space to either cosy up or entertain in. There is also a good sized double bedroom which hosts an abundance of natural light through the large windows, and a modern three piece bathroom suite.

Brentwood Court is a unique development of just 21 apartments sat amongst an abundance of green space with a good size communal garden adorned with trees, ideal for those summer days if you fancy a little picnic or kickabout. Externally there is also a residents car park providing a space for each apartment.

As for location, you'll be just a short walk away from Monton High Street, which has a wide range of amenities, bars and restaurants on offer. For those travelling further afield, Eccles Metrolink and train station are just 5 minutes away – making for an easy journey into Manchester City Centre and MediaCityUK.

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TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 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	

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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