



**1 Bed Flat**

**£95,000** Leasehold

New Lane, Eccles, M30

**Key Features**

One bedroom apartment • Ground floor • In need of modernisation • Communal gardens • Residents parking



## Full Description

We are pleased to offer for this sale, this well proportioned one bedroom apartment, on the ground floor of the popular Kendall Court development in Eccles. The property is need of modernisation throughout, briefly comprising open plan kitchen living room, one double bedroom and a bathroom with shower over the bath.

Kendall Court is situated on New Lane, a residential road in the heart of Eccles, close to Patricroft Train Station and the metro link.

Ground rent is £50.00 per year.

Service charge is £89.83 per month.

The lease is 125 years (less 10 days) from 26 September 2003.

Viewing is highly recommended.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		