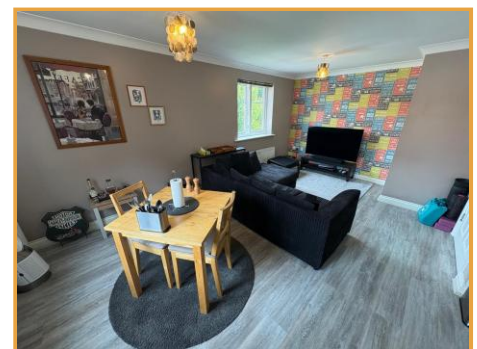




## Regents Court, Verdant Lane, Manchester, M30 7QA

- Two Bedroom Apartment
- Two Double Bedrooms
- Master to Ensuite
- Family Bathroom With Shower Over Bath
- Gas Central Heating & Gas Hob
- Parking

**Price £130,000 Leasehold**



Granite Lettings & Property Management are pleased to present this two bedroom apartment located in the gated development of Regents Court on Verdant Lane in Peel Green, Eccles. Located on the top floor, the property briefly comprises; open plan living area with balcony, two double bedrooms, ensuite to master bedroom and family bathroom. The apartment also boasts gas central heating with combi boiler and one secure parking space. Regents Court is located under a 10 minute drive from the City Centre and a 5 minute drive to the Trafford Centre, with good access to good public transport routes and the M60 / M61 / M62.

The property also makes a great investment opportunity, currently occupied on a rolling APT, current rent is £775, current rental valuation is £850 pcm.

Current notice period to tenants is 4 months.

Council Tax Band B - £1,721.63 - Salford City Council [Prices correct as of 2025/2026 - please always refer to the council website]

Building Management Company is Urban Bubble

Service charge per annum - £1373 covers communal areas and car park maintenance

Ground Rent £75 per annum

Leasehold 115 years left remaining

No EWS1 required.

**Living Room 6'7" (2.01m) x 16'9" (5.11m)**

Laminate flooring, tv point, sat point, upvc windows

**Bedroom 1 6'7" (2.01m) x 11'2" (3.4m)**

Fitted carpet, tv point, sat point, upvc windows, Radiator.

**Bedroom 2 9'8" (2.95m) x 10'9" (3.28m)**

Fitted carpet, tv point, sat point, upvc windows, Radiator.

**Bathroom 6'9" (2.06m) x 5'3" (1.6m)**

Three piece family bathroom with shower over bath. Party tiled walls. Vinyl Flooring. Radiator.

**Ensuite 2'9" (0.84m) x 8'0" (2.44m)**

Shower cubicle, partly tiled walls, vinyl flooring, radiator.

**Hall 11'2" (3.4m) x 5'2" (1.57m)**

**Porch 4'2" (1.27m) x 5'3" (1.6m)**

**Kitchen**

L Shaped kitchen, free standing fridge freezer, cooker hood, electric oven, gas hob.

**Ground rent**

£75

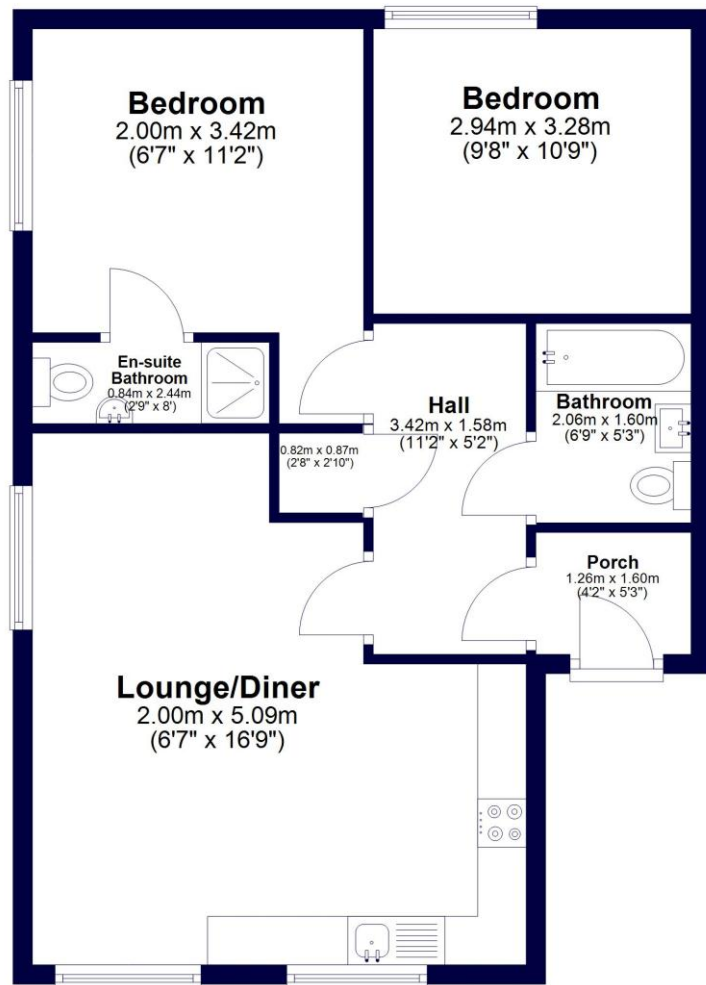
**Service Charge**

£1,373



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 Plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | 81                                                                                                            | 81        |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Ground Floor



## Apartment 29, Regents Court