

6 Albany Road, Apt 14 The Quadrangle, Albany Road, Chorlton, Manchester, M21 0AW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £310,000

 2  1  1  C

VIDEO TOUR AVAILABLE Situated within the modern Quadrangle development on Albany Road, this impressive TWO DOUBLE BEDROOM first-floor apartment offers over 850 sqft of well-proportioned accommodation in a highly convenient Chorlton location. The property is within easy walking distance of Morrison's Metrolink station and Chorlton's popular selection of independent shops, cafés, bars and restaurants, with excellent transport links to Manchester City Centre, MediaCity and the airport. The stylishly presented apartment features a welcoming communal entrance, a private entrance hall, a bright open-plan living and dining space with a fully fitted kitchen, two generous double bedrooms and a contemporary three-piece bathroom. Further highlights include electric heating, lift access, a south-facing communal courtyard garden and the valuable benefit of allocated secure underground parking. Internal inspection is highly recommended to truly appreciate the accommodation on offer.





EPC Chart

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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 	



Tenure: **Leasehold** Council Tax Band: **C**

First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow