

Apt 19 7 Cranbourne Road, Chorlton, Manchester, M21 8GE



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £315,000



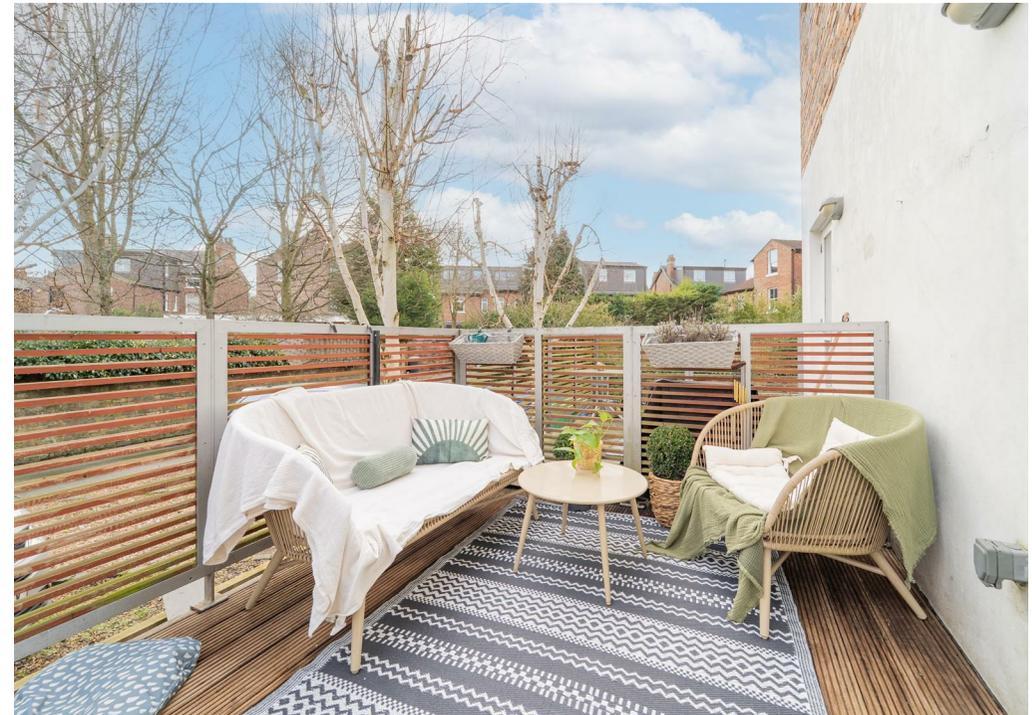
**\*\*VIDEO TOUR AVAILABLE\*\*** A light and stylishly presented, TWO DOUBLE BEDROOM raised ground floor apartment. Perfectly positioned in the heart of Chorlton-cum-Hardy, the property is within easy walking distance of vibrant local bars and the independent boutiques along Beech Road. The Wilbraham Road Metrolink Station is also just a short walk away, providing direct access into Manchester city centre, while Chorlton Meadows at Chorlton Green can be reached within a pleasant ten-minute stroll. The spacious and thoughtfully arranged accommodation comprises a private entrance hallway leading to an impressive open-plan lounge and fitted kitchen complete with integrated appliances, along with two generously sized double bedrooms. The principal bedroom enjoys the added benefit of an en-suite shower room and access to a private balcony. In addition there is a contemporary three-piece family bathroom. The apartment benefits from electric radiators, solid oak flooring, stained glass windows and communal secure gated car park to the rear aspect. Would be ideal for a young professional or a couple and early viewing is highly recommended to appreciate this stunning apartment.





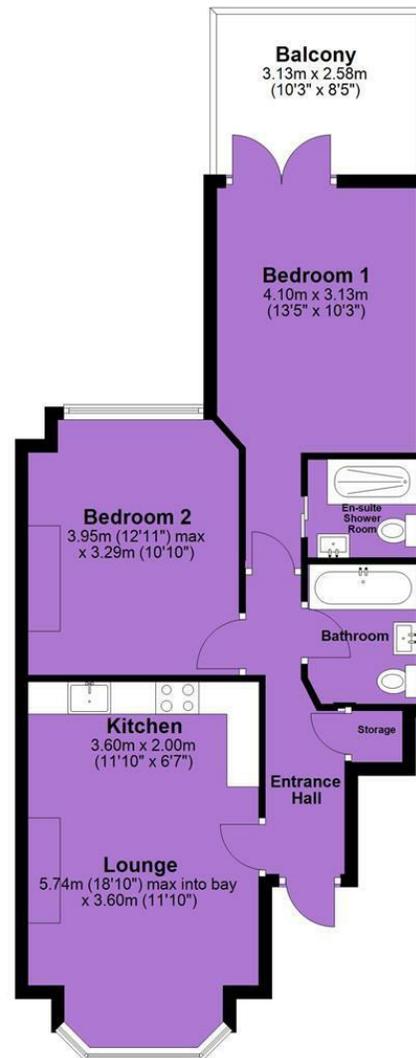
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</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 	



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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