

9 Judson Avenue, Chorlton, Manchester, M21 7LW



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £200,000

2 1 1 C

**\*\*VIDEO TOUR AVAILABLE\*\*** A well-presented and spacious TWO BEDROOM, first floor apartment, situated in a highly popular residential cul-de-sac off Floyd Avenue in Chorlton. With Chorlton Water Park, Chorlton Golf Club, two primary schools and Beech Road a fifteen-minute walk away with its selection of independent shops, restaurants and cafés. The property is centrally located for transport links into either the City Centre or Manchester International Airport by the Metrolink station on Maudelth Road West and the motorway network. In brief the well-planned accommodation consists of a private entrance hallway to the ground floor with stairs leading to the first floor. a first floor landing leading to a lounge, a fitted kitchen, two good sized bedrooms, a three-piece shower room and a utility room. The property is warmed by gas fired central heating, and has shared lawned gardens to the front and rear aspects. Would suit a professional couple, a first-time buyer and is also an ideal family home.





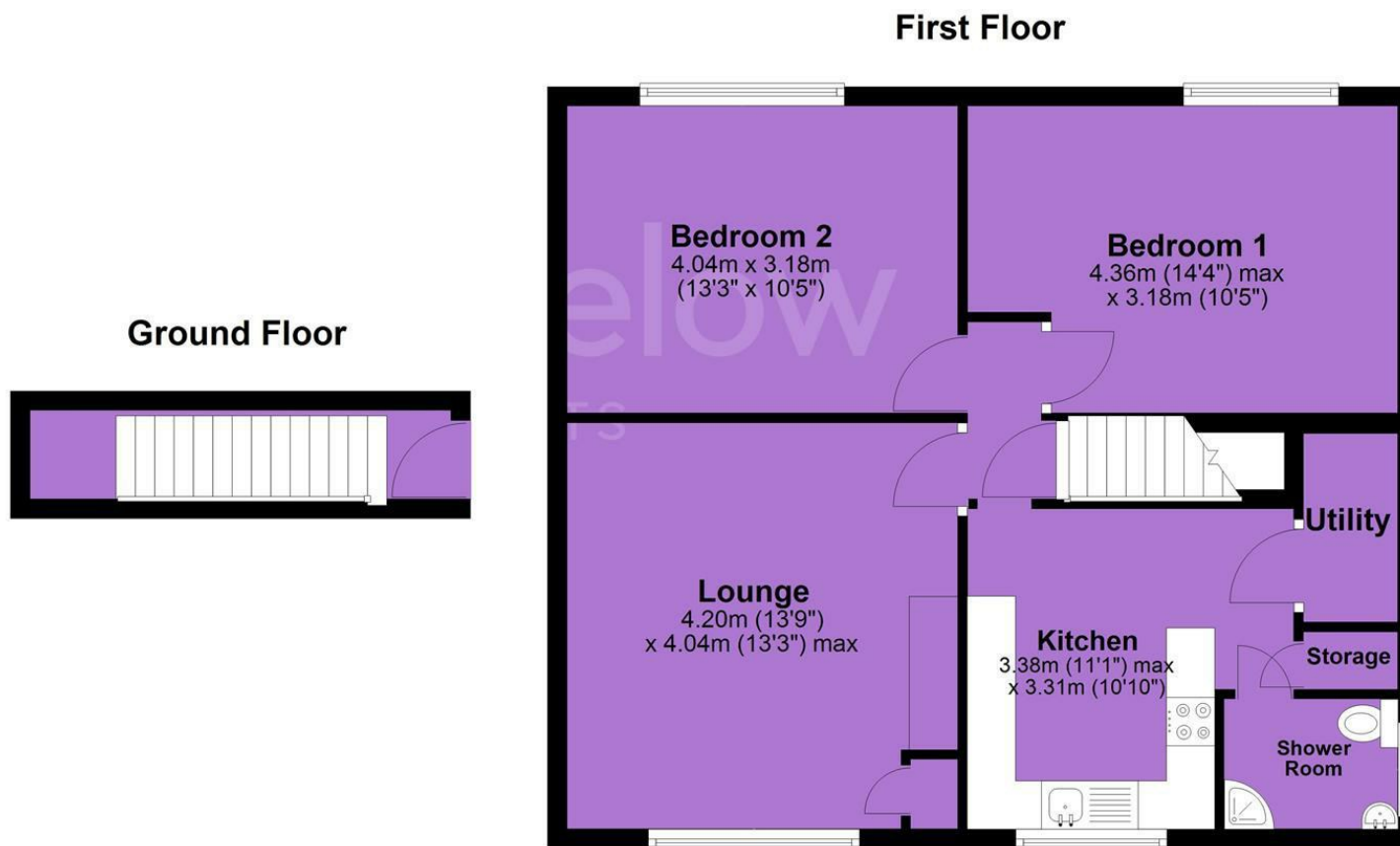


## EPC Chart

| 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>76</b>                                                                                                   | <b>76</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  |           |



Tenure: **Leasehold - Share of Freehold** Council Tax Band: **A**



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