

Apt 18, The Quadrangle 6 Albany Road, Chorlton, Manchester, M21 0AW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £275,000

 2  1  1  D

VIDEO TOUR AVAILABLE A beautifully presented and spacious, TWO DOUBLE BEDROOM apartment. Positioned on the top floor in this urban development on Albany Road in a central Chorlton location. Conveniently located within a short walk of the Metrolink station at Morrison's, offering easy access to the City Centre, Media City, and Manchester Airport. The property is also just a pleasant stroll from the heart of Chorlton, with its wide range of amenities, independent shops, cafés, and restaurants. The apartment is situated around a beautifully landscaped, south-facing communal courtyard garden. The well-designed and spacious accommodation includes a communal entrance, a private entrance hallway, an impressive open-plan lounge, dining area with a Juliette balcony and fully fitted kitchen. There are two double bedrooms and a generous four-piece bathroom/shower room. Additional features include a communal lift serving all floors, secure allocated underground parking, electric heating, and Pergo LVT flooring throughout the main living areas. Early viewing is highly recommended due to the location.





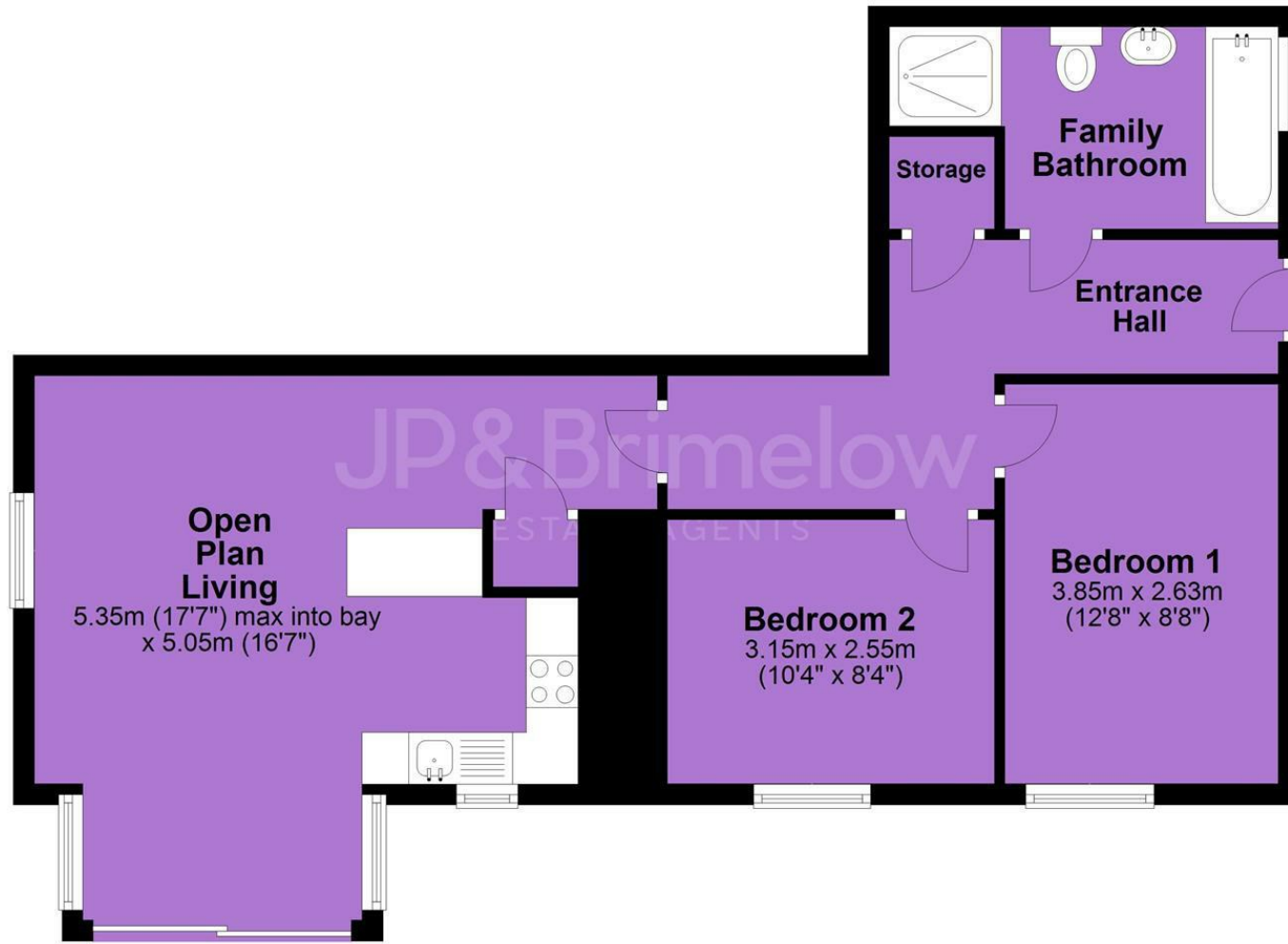
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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**

Top 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