

Flat 11, Manley Court 60 Alexandra Road South, Whalley Range, Manchester, M16 8RH



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £250,000


 2  2  2  c

VIDEO TOUR AVAILABLE A stylishly presented & spacious, TWO DOUBLE BEDROOM, first floor duplex apartment with ground floor entrance. Set within this purpose-built development situated on Manley Road in a leafy location in Whalley Range. Within walking distance to nearby independent bars/restaurants including 'The Hilary Step' bar and 'Nip and Tiddle' on Upper Chorlton Road, a Tesco Metro is a close by on Withington Road and excellent transport links on your doorstep giving you the commuter direct access into the City Centre or Manchester International Airport. In brief this well-planned apartment comprises; A private entrance hall with stairs leading to the first floor, an inner hallway, a fabulous lounge/dining area and a fully fitted kitchen. Stairs leading to the second floor reveal two double bedrooms, the master benefitting from a balcony and en- suite shower room. A white three-piece bathroom completes this delightful apartment. The apartment benefits from being warmed by gas fired central heating and off-road parking. Early viewing is highly recommended.





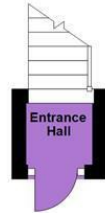
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	78
(69-80) C		
(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 	

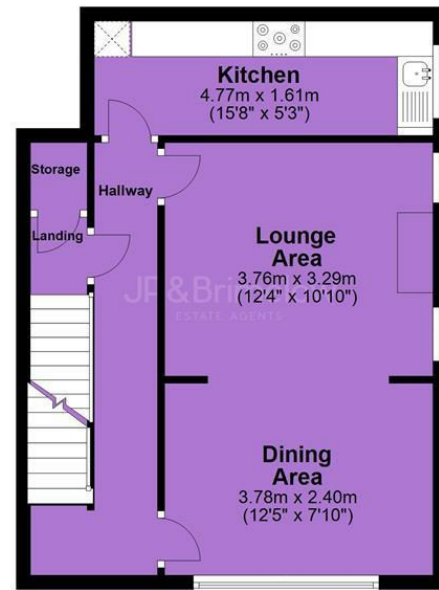


Tenure: **Leasehold** Council Tax Band: **A**

Ground Floor



First Floor



Second Floor



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