

Flat 22 Millennium House, 366 Chester Road, Old Trafford, Manchester, M16 9FH

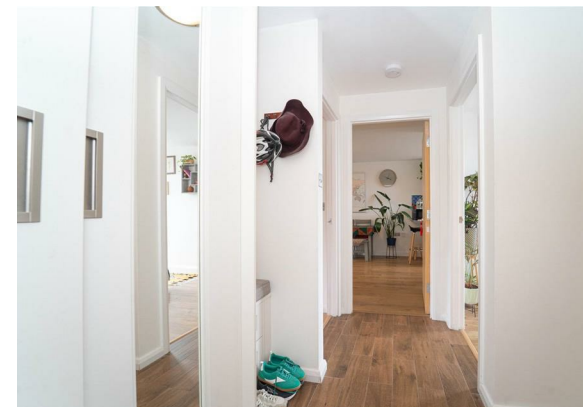


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £230,000

2 1 1 c

VIDEO TOUR AVAILABLE A beautifully presented and exceptionally bright TWO DOUBLE BEDROOM TOP FLOOR apartment with lift access, occupying a desirable dual aspect position within this attractive modern purpose-built development on Chester Road in Old Trafford. Offering floor to ceiling windows and glazed doors throughout, the apartment enjoys excellent levels of natural light and a wonderful sense of space. A particular feature of the property is its two generous private balconies, with direct access from all principal rooms. The front balcony enjoys morning sun, whilst the rear balcony benefits from afternoon and evening sun. Conveniently situated within walking distance of local amenities, parks, Trafford Bar and Cornbrook Metrolink stations, MediaCity and Manchester City Centre. In brief, the accommodation comprises a communal entrance hall with lift access, a private entrance hallway with useful storage cupboards, a spacious open plan lounge/dining/fitted kitchen with access onto an enclosed terrace, a principal bedroom with built-in wardrobes and balcony access, a second double bedroom with balcony access, and a modern three-piece bathroom suite. The apartment is also equipped with electric heating, allocated off-road parking and excellent storage throughout. To avoid disappointment, an early viewing is highly recommended to appreciate this stunning home.





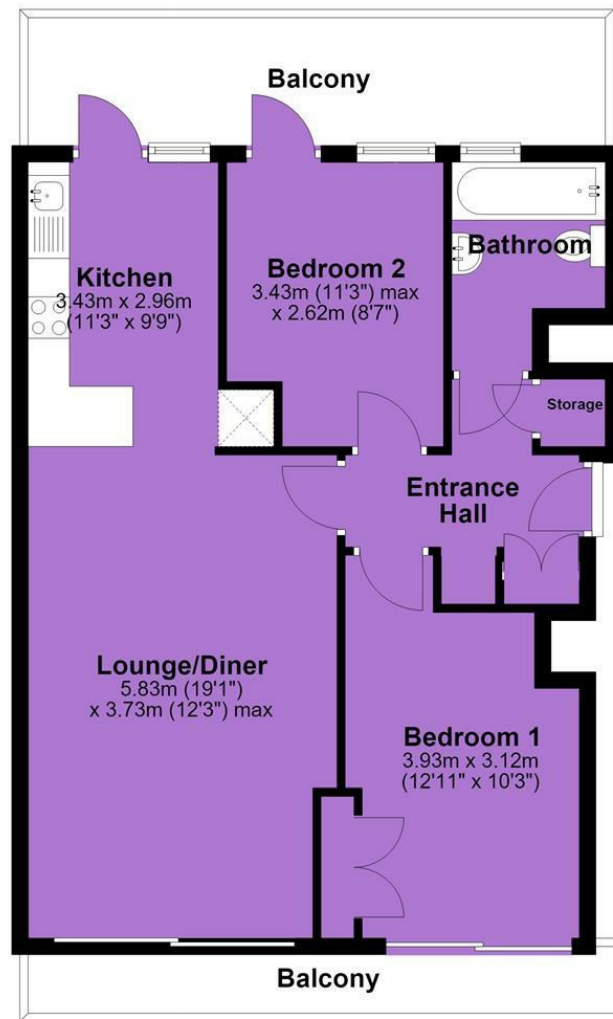
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	81
	EU Directive 2002/91/EC 	



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

Second 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.

jpandbrimelowestateagents

@jpandbrimelow