

Flat 3, 46 Alexandra Road South, Whalley Range, Manchester, M16 8JA

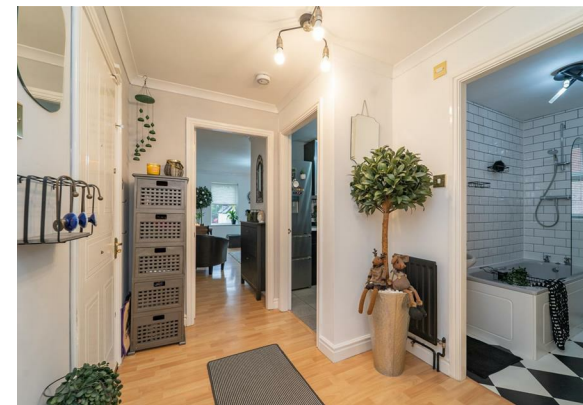


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £200,000


2 1 1 B

VIDEO TOUR AVAILABLE A beautifully-presented and spacious TWO DOUBLE BEDROOM, FIRST floor apartment, set within this modern development. Situated close to Alexandra Park on Alexandra Road South in Whalley Range. Close to all local amenities on Clarendon Road & Chorlton. Transport links on your doorstep, giving you direct access into the City Centre. This apartment offers well planned accommodation throughout. In brief the accommodation consists of a communal entrance hallway with stairs leading to all floors, a private entrance hallway with useful storage cupboard, open plan lounge/dining area, a modern fitted kitchen, two double bedrooms and a three-piece bathroom suite. The apartment benefits from off-road parking within secure access to the rear, gas-fired central heating, and well-maintained communal gardens. Would suit a young professional or a couple and early viewing is highly recommended to avoid disappointment.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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: **B**

First 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