

Flat 7, Libertas House 313 Talbot Road, Stretford, Trafford, M32 0FH



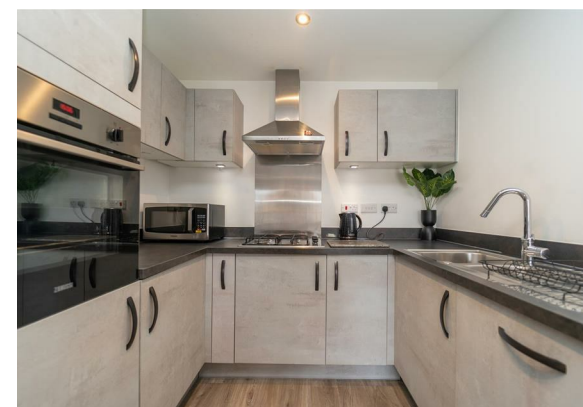
**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £185,000

 1  1  1  B


**\*\*VIDEO TOUR AVAILABLE\*\*** A spacious and stylish, ONE DOUBLE BEDROOM, first floor apartment located in the heart of Stretford. This modern purpose-built apartment block lies just off Chester Road close to fantastic transport links, a bus stop within 5 minutes' walk and a 10-minute walk to Stretford Metrolink station giving direct access into the City Centre. Local amenities are within walking distance, including Gorse Hill Primary School on your doorstep, a selection of shops on Chester Road, Stretford Mall Food Hall with its selection of independent bars and cafés. Entering through secure doors, stairs or the lift will lead you to all floors, upon entering this fabulous apartment you'll find an entrance hall with useful built in storage and intercom system, three-piece bathroom, master bedroom with built in storage and double doors opening onto a Juliet balcony perfect for those sunny days, an impressive open plan living space with sliding doors onto a Juliet balcony and a sleek fully fitted kitchen completes this stunning apartment.







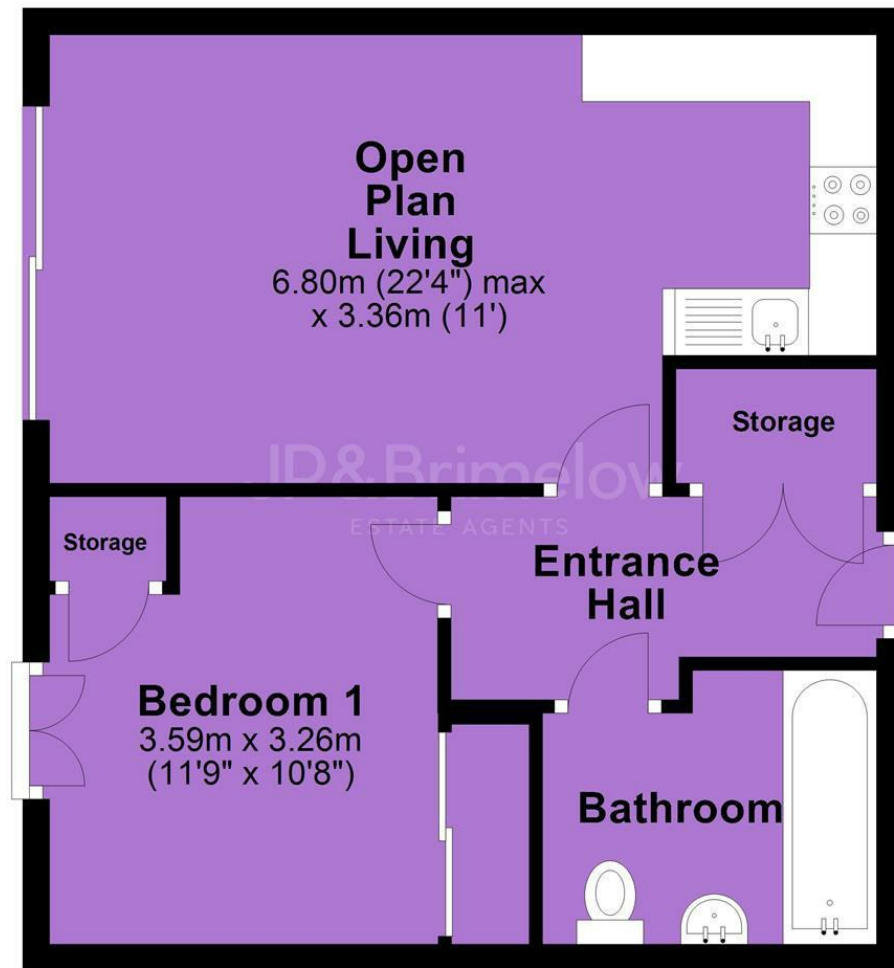
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</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** Council Tax Band: **A**

## First Floor



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