

Flat 1, 44 Alexandra Road South, Whalley Range, Manchester, M16 8JA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £125,000


2 1 1 c

VIDEO TOUR AVAILABLE A SHARED OWNERSHIP*** A delightful and well presented, TWO DOUBLE BEDROOM, ground floor apartment, set within this modern purpose-built 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. The apartment offers well planned accommodation throughout and in brief consists of; a communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, lounge/ dining room, a modern fitted kitchen, a white three-piece shower room, and two double bedrooms. The apartment benefits from gas fired central heating, an intercom system, off road parking, and well-maintained communal gardens. The property is being sold with 60% shared ownership.





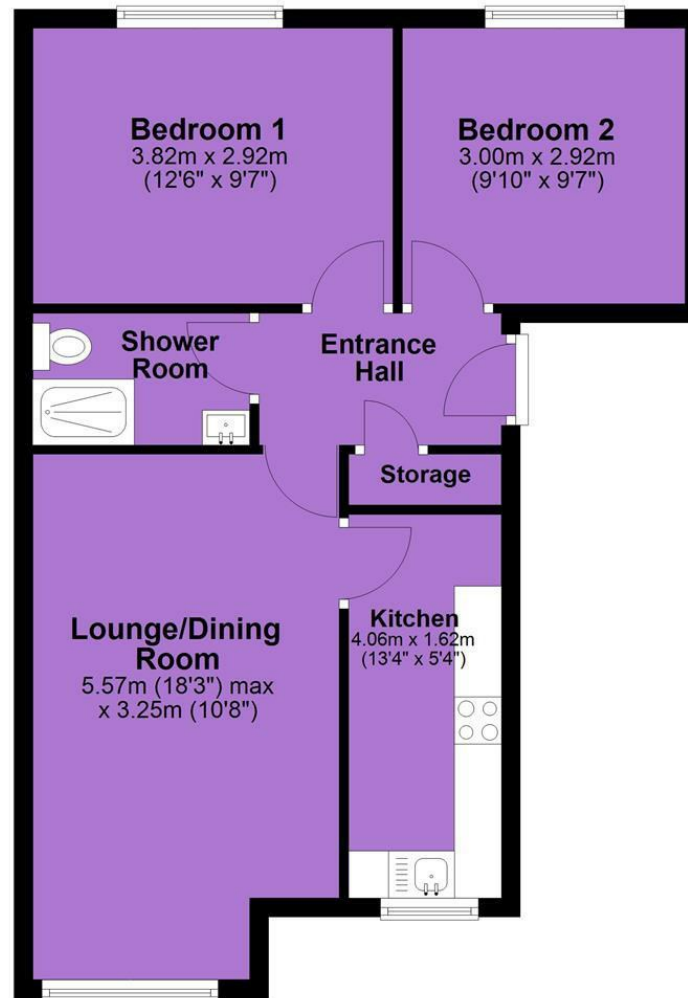
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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**

Ground 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](https://www.instagram.com/jpandbrimelowstateagents)

[@jpandbrimelow](https://twitter.com/jpandbrimelow)