

Apt 2, 406a Wilbraham Road, Chorlton, Manchester, M21 0SD



Offers In The Region Of £225,000


 2  1  1  C

*** VIDEO TOUR AVAILABLE*** An immaculately presented TWO DOUBLE BEDROOM apartment. Situated on the first floor of this period building positioned above the Little Blanch flower shop in the heart of the highly desirable Chorlton. Within strolling distance to the centre of Chorlton with all its independent shops, bars, restaurants, parks and the Metrolink on Wilbraham Road, giving direct access into the City Centre and Media City. In brief the accommodation comprises of; A private entrance with stairs leading to the apartment, a private entrance hall with useful storage cupboard, two double bedrooms, a white three-piece bathroom suite and a good-sized open plan kitchen/lounge/dining area. The apartment benefits from being in a central location, gas fired central heating, an alarm system and intercom system.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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**

First Floor



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