

Flats 1-8 Wycombe House, 619 Wilbraham Road, Chorlton, Manchester, M21 9AT



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £1,485,000

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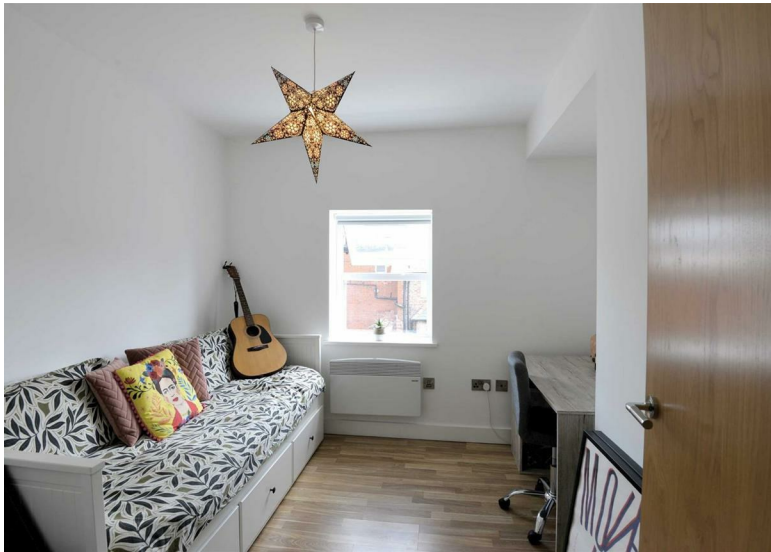
RARE RESIDENTIAL INVESTMENT OPPORTUNITY Wycombe House comprises a well configured period semi-detached property of traditional brick construction under a pitched roof and converted into 8 individual apartments arranged over basement, ground and two upper floors. The property was comprehensively refurbished in 2018 to an excellent standard providing two apartments to each floor.

The apartments are all self-contained and benefit from electric panel heaters, double glazing, refurbished kitchens and bathrooms (Villeroy & Boch Bathrooms and with Hansgrohe fittings). Indicative plans are provided.

Externally, parking is provided to the rear of the property along with a secured refuge / storage area. In addition, there is a potential development plot of land direct to the rear suitable for additional residential development subject to planning approval.

Further information please contact Danny on 0161 882 2233 or email danny@jpbrimelow.co.uk



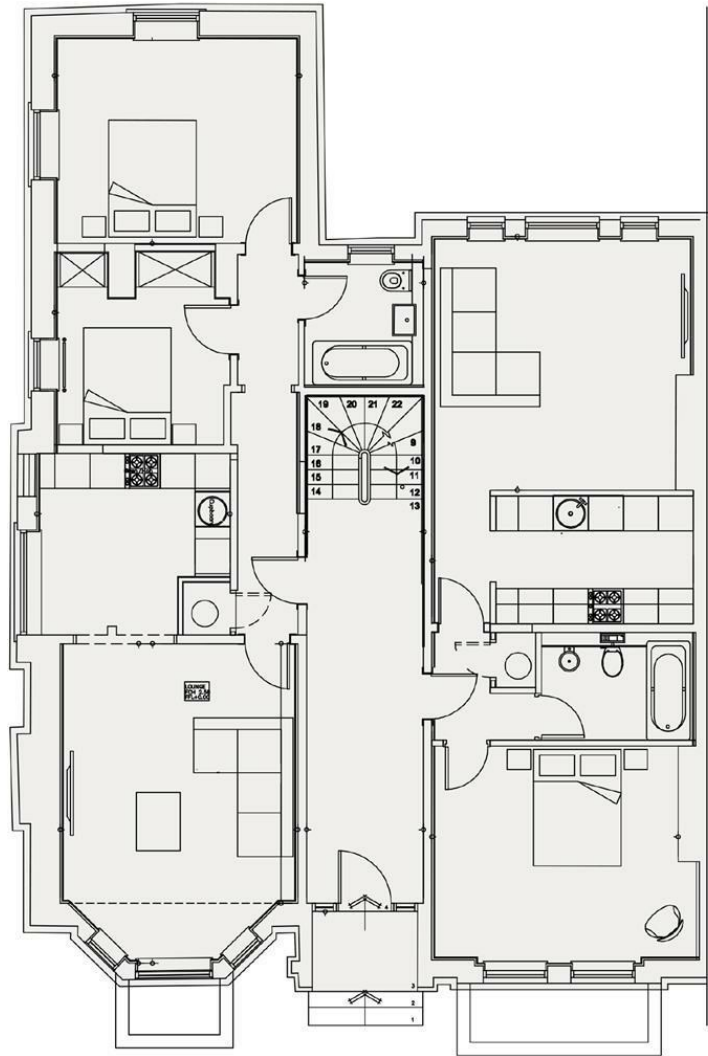


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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: **Freehold** Council Tax Band: **B**



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