

Flat 9 Alexandra Apartments 36-38 Alexandra Road South, Whalley Range, Manchester,  
M16 8LW



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £225,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and well-maintained first-floor apartment featuring TWO DOUBLE BEDROOMS, located in a modern development, opposite the beautiful 60 acre Alexandra Park with a lake, sports facilities and parkrun. In the green and desirable area of Whalley Range. Conveniently located near all local amenities on both Withington and Clarendon Road and in Chorlton, with excellent transport links on your doorstep, giving you direct access into the City Centre. This apartment features thoughtfully designed accommodation throughout, comprising of; A communal entrance with stairs and a lift giving access to all floors, a private entrance hallway, two double bedrooms, one of which includes a modern three-piece en-suite shower room, a separate three-piece family bathroom, and a spacious open-plan lounge, fitted kitchen, and dining area. The apartment benefits from secure gated allocated off-road parking, a lift and video intercom, excellent internal storage, is warmed by gas fired central heating with a Worcester combi-boiler and overlooks well-kept communal gardens and trees. The management company is resident owned meaning the service charges are reasonable and the apartments are well-maintained. NO VENDOR CHAIN. Early viewing is highly recommended to avoid disappointment.





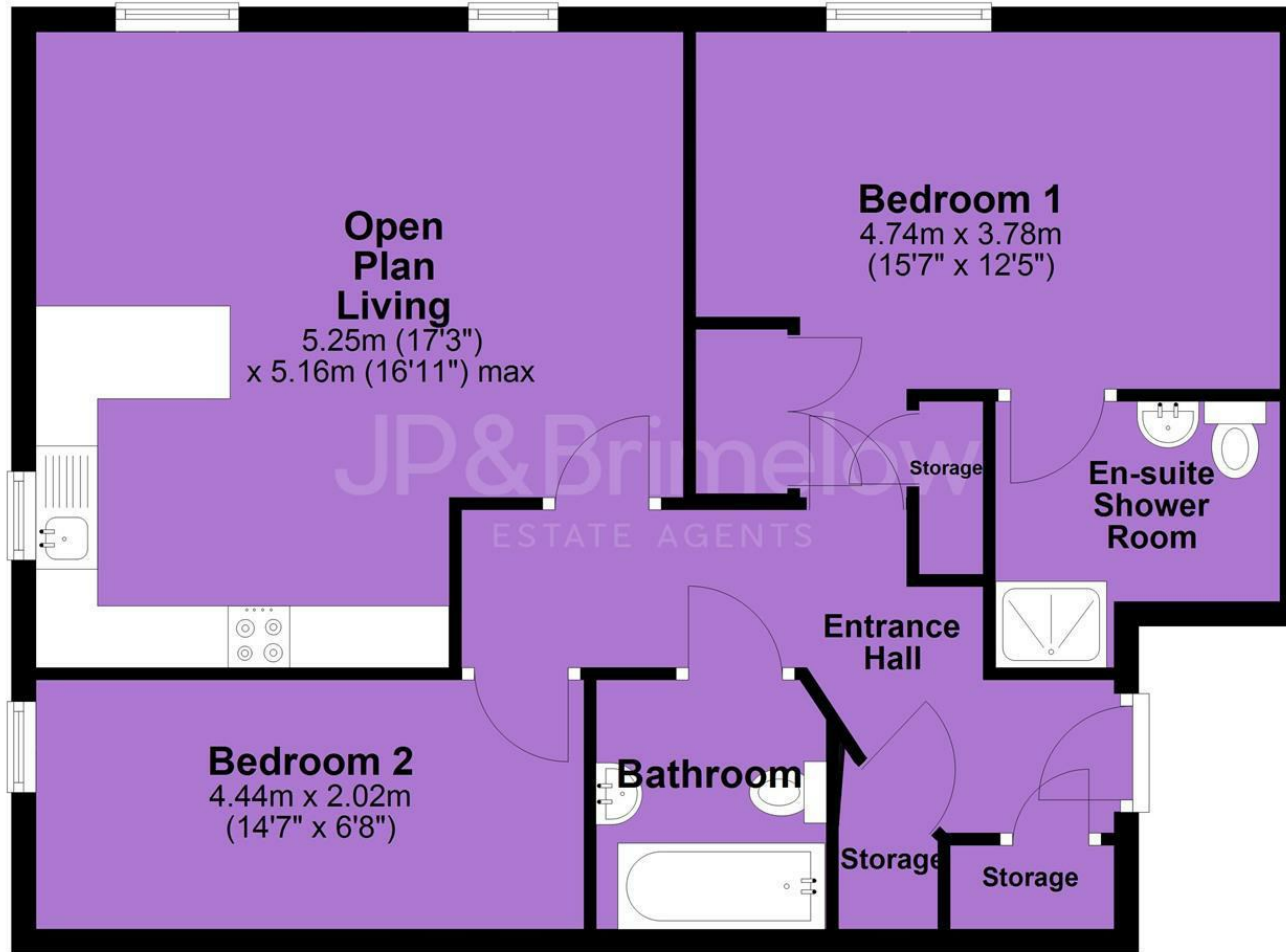
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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