



*Jordan fishwick*

Flat 45 Aylesby Court, Wilbraham Road, M21 0US

Guide Price £185,000



**Flat 45 Aylesby Court, 487  
Wilbraham Road, Chorlton,  
Manchester, M21 0US**  
Guide Price £185,000



**The Property**


**\*\*\*NO CHAIN\*\*\*** Located on the TOP FLOOR of this well regarded purpose built development is this beautifully presented ONE DOUBLE BEDROOM APARTMENT providing spacious and light accommodation throughout, ideal for a young couple/first time buyer. Offered for sale in MOVE-IN READY CONDITION, this delightful property has been tastefully decorated and maintained to an excellent standard throughout by the current owners and is located only 5 MINUTES WALK FROM THE METRO and just a short stroll from all local amenities in Chorlton Village. Set within mature landscaped gardens, this wonderful property further benefits from SECURE OFF ROAD PARKING. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hallway, spacious lounge with full height window enjoying a Southerly aspect, kitchen with solid wooden worktops, one double bedroom with fitted wardrobe and bathroom, fitted with a modern three piece suite with over bath shower. Double glazing has been installed throughout and the property is heated by electric heating. Externally, there is a secure gated car park providing off street residents parking and extensive, well maintained communal gardens which surround the development. An internal viewing of this fine property is most highly recommended.

**\*\* NB: The lease does not permit for this property to be let out \*\***



- NO CHAIN
- Superbly presented top floor apartment
- One double bedroom
- Spacious lounge with Southerly views
- Secure off road parking
- Extensive well maintained communal gardens
- Stone's throw from Chorlton Village and Beech Road
- 5 minute walk to the Metro (St Werburgh's)
- Move-in ready condition
- Ideal first time buy



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



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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