



jordan fishwick

Apt 17 Regents Court, Manchester Road, M16 0DZ

Guide Price £265,000



**Apt 17 Regents Court, 174
Manchester Road, Manchester, M16
0DZ**

Offers In Excess Of £265,000



The Property

*****NO CHAIN***** Located within a highly regarded gated development within walking distance of Chorlton Village is this superbly presented **TWO DOUBLE BEDROOM, TWO BATHROOM TOP FLOOR PENTHOUSE APARTMENT** providing in excess of 900sqft versatile accommodation and boasting both secure allocated parking as well as **TWO WESTERLY FACING BALCONIES** offering sunset, **SKYLINE VIEWS** of Manchester City Centre. This superb apartment will prove ideal for a young couple, first time buyer or buy to let investor alike and is offered for sale in **MOVE-IN READY CONDITION** having been recently redecorated with Farrow & Ball paints. The property further benefits from being only 0.4 miles to the Metro (Firwood). The splendid accommodation briefly comprises: communal entrance hallway with stairs and **LIFT** to third floor landing, spacious entrance hallway, **33FT OPEN PLAN LIVING/DINING/KITCHEN** with full height windows and door opening to the balcony, main bedroom with **EN-SUITE SHOWER ROOM** and access to the second balcony, second well proportioned double bedroom, also with access to a balcony and main bathroom fitted with a modern three piece suite with tiled walls and flooring. There is ample storage space throughout the property with a coat closet upon entering, airing cupboard and store room accessed via the bathroom. Double glazing and electric heating throughout. There is a well maintained communal courtyard garden available to all residents and this property benefits from a secure, allocated undercroft parking space. An internal viewing is most highly recommended. Sold with no onward chain.

Council tax band B and EPC rating C.

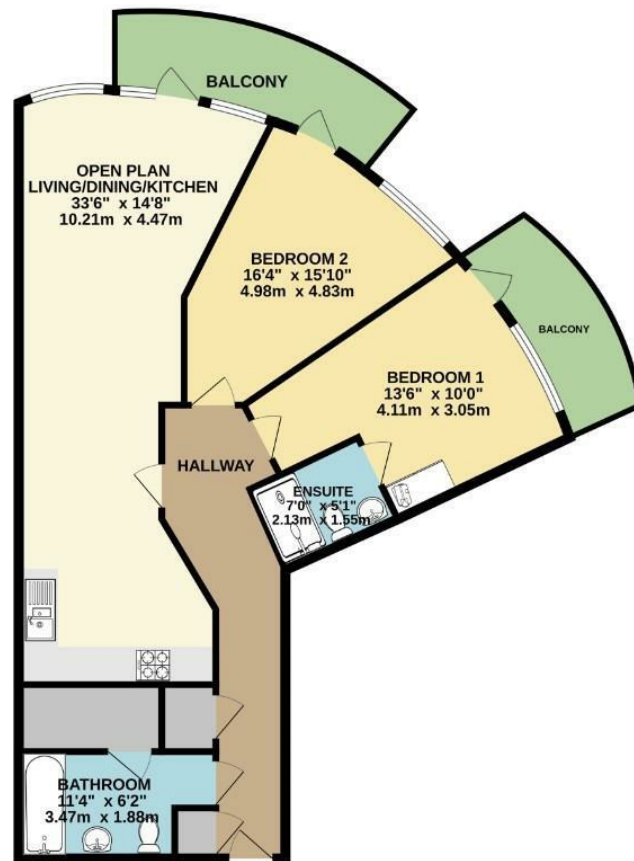
- NO CHAIN
- Two double bedroom, two bathroom penthouse apartment
- Two Westerly facing balconies offering views over the City Skyline
- Same size as typical 3 bedroom terraced property
- 33ft open plan living/dining/kitchen
- Move-in ready condition
- Walking distance to Chorlton Village
- 0.4 miles to the Metro (Firswood)
- Secure gated undercroft parking



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



TOP FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 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.
Made with Metropax 62024



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