



jordan fishwick

Flat 25 Windsor House, Mauldeth Road West, M21 7TH

Guide Price £160,000



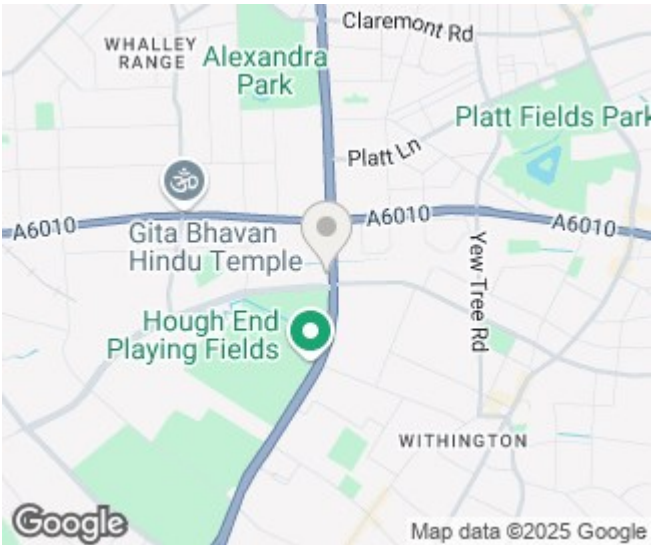
The Property

A beautifully presented and larger than average TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT positioned on the TOP FLOOR of a well regarded purpose built development. This delightful property benefits from ALLOCATED, GATED OFF ROAD PARKING and is ideally situated within walking distance of all local amenities, parks and transport links including the Metro. The accommodation briefly comprises: communal entrance hallway with stairs and LIFT TO FOURTH FLOOR landing, entrance hallway, 25FT OPEN PLAN LIVING/DINING/KITCHEN with Juliette balcony, 15ft main bedroom with EN-SUITE shower room, second good sized double bedroom and main bathroom, fitted with a modern three piece suite. Double glazing and electric panel heaters have been installed throughout. There is a gated and secure private residents' car park to the rear of the development with an allocated parking space and well maintained communal gardens complete the specification. Internal viewing is highly recommended. SOLD WITH NO CHAIN Council Tax: B. EPC: C.

**Flat 25 Windsor House, 252
Mauldeth Road West, Chorlton,
Manchester, M21 7TH**
Guide Price £160,000



- NO CHAIN!!
- Larger than average two double bedroom, two bathroom top (fourth) floor flat
- 25ft open plan living/dining/kitchen
- Well regarded purpose built development
- Walking distance to all local amenities, parks and transport links
- 0.6 miles to the Metro
- Allocated, off road parking
- 15ft main bedroom with en-suite shower room
- Council Tax: B. EPC: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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



FOURTH FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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 Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington