



*jordan fishwick*

Apt 14 The Quadrangle, Albany Road, Chorlton, M21 0AW

Guide Price £315,000





### The Property

**\*\*\*NO CHAIN\*\*\*** A truly delightful TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located within a well regarded, gated purpose built development walking distance from the vibrant heart of Chorlton Village. Providing spacious, MOVE-IN READY accommodation throughout, this superb property will prove ideal for a young couple/family or those downsizing looking for a centrally located property with ALLOCATED, GATED OFF ROAD PARKING as well as CITY CENTRE SKYLINE VIEWS. The property further benefits from a 36FT OPEN PLAN LIVING/DINING/KITCHEN and is ideally placed within only a few minutes walk from all local amenities, Beech Road and transport links with Chorlton Metrolink station at the end of the road. The accommodation briefly comprises: communal entrance hallway with stairs and lift to first floor landing, entrance hall, 36FT OPEN PLAN LIVING/DINING/KITCHEN with dual aspect windows, JULIETTE BALCONY with views out to Manchester City Centre and modern kitchen with SOLID GRANITE WORKTOPS and integrated appliances, two well proportioned double bedrooms and spacious bathroom, fitted with a modern three piece suite with tiled walls and flooring. Double glazing and electric panel heaters have been installed. There is also a well maintained Southerly facing communal courtyard garden and undercroft car park, where this property benefits from one allocated space and there are ample visitor parking spaces. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax: C.

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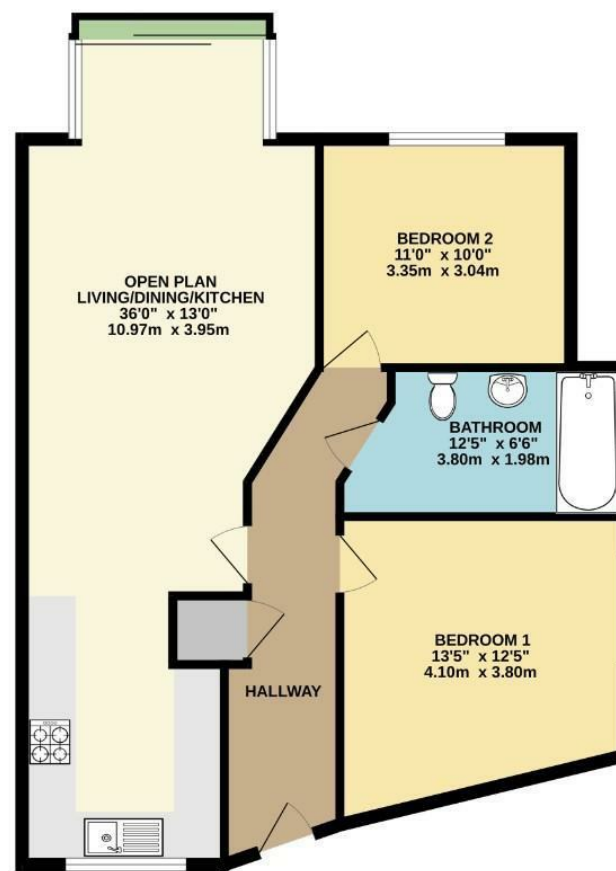
- NO CHAIN
- Two double bedroom first floor apartment
- Well regarded purpose built development
- Allocated parking in secure gated undercroft car park
- Sought after location just a stone's throw from Chorlton Village
- Juliette balcony with city centre skyline views
- Southerly facing communal courtyard garden
- Walking distance to Chorlton Village and 0.2 miles to the Metro (Chorlton)
- Move-in ready condition



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(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	



FIRST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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