



*jordan fishwick*

Flat 23 Alexandra Park House, 28 Alexandra Road South,  
Whalley Range, M16 8HU  
Guide Price £220,000



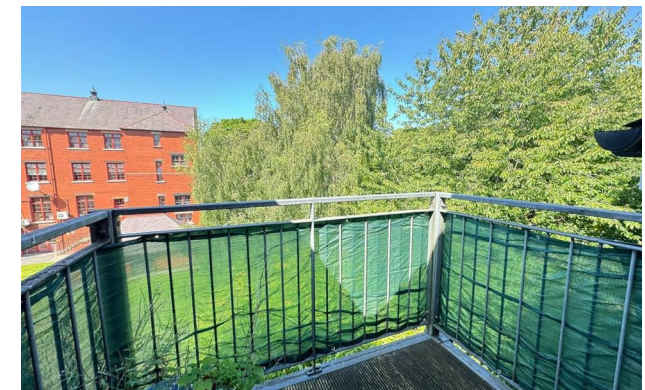


### The Property

**\*\*\*NO CHAIN\*\*\*** An immaculately presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT located in a well regarded GATED DEVELOPMENT in the leafy South Manchester suburb of Whalley Range, opposite Alexandra Park. This splendid property boasts a delightful 21FT OPEN PLAN LIVING/DINING/KITCHEN with PRIVATE BALCONY as well as VAULTED CEILINGS THROUGHOUT and is offered for sale in MOVE-IN READY CONDITION having recently been renovated to an excellent standard throughout. Positioned only a short stroll from all local amenities and transport links, this delightful property spacious and light accommodation ideal for a young couple/first time buyers or buy to let investors alike. The accommodation briefly comprises: communal entrance hallway with both STAIRS AND LIFT to all floors, entrance hallway with large storage cupboard, delightful open plan living/dining/kitchen with recently refitted kitchen with gloss grey units and marble effect worktops, main bedroom with brand newly fitted EN-SUITE shower room, second good sized double bedroom, bathroom, also refitted with a new three piece suite and feature tiling. Double glazing and gas central heating have been installed throughout. Externally, the electric gates open to the development and there is SECURE OFF ROAD RESIDENTS PARKING within the grounds as well as a well maintained communal lawn and BBQ area. An internal viewing of this fine property is highly recommended. Council Tax C. EPC: B.

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Range, Manchester, M16 8HU**


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- NO CHAIN
- Move-in ready condition having been recently updated to an excellent standard throughout
- Two double bedrooms
- 22ft open plan living/dining/kitchen
- Balcony
- Ideally located for all local amenities and transport links
- Gated development with secure off road residents parking
- Ideal first time buy or buy to let investment
- Lift and stairs to all floors

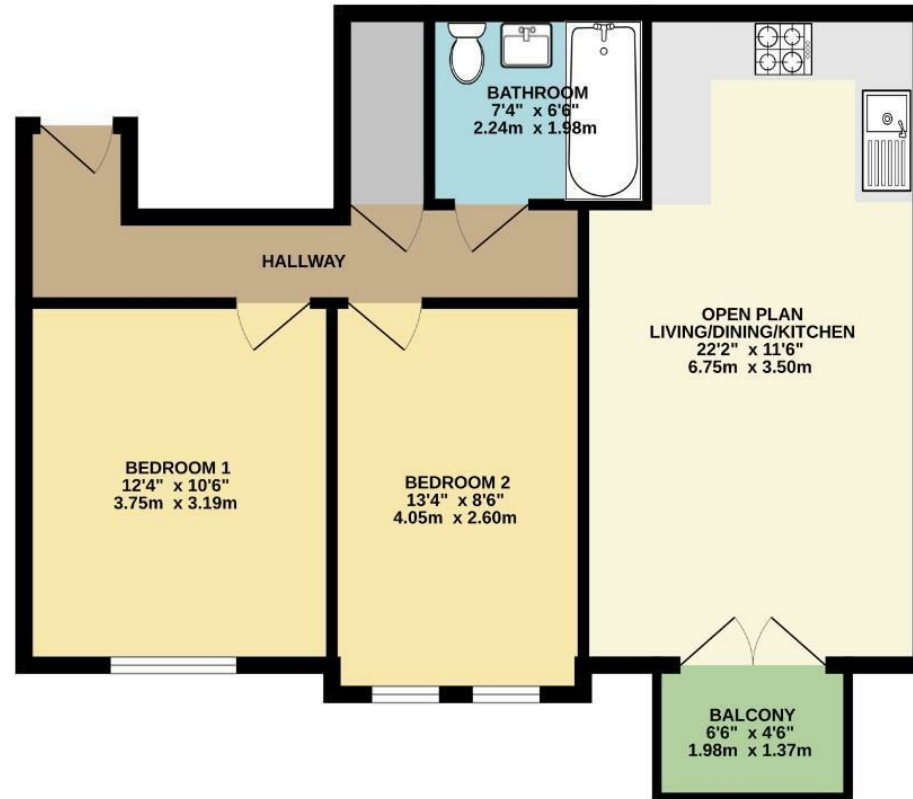


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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.  
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