



jordan fishwick

Flat 8 Alexandra Park House, Alexandra Road South,
Whalley Range, M16 8HU
Guide Price £215,000

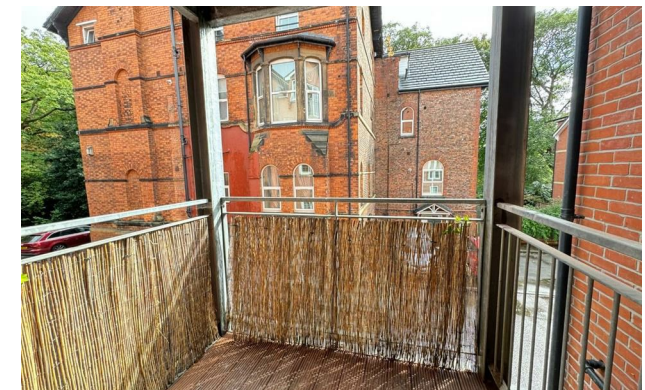


The Property

*****NO CHAIN***** An delightful TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT boasting a private SOUTH FACING BALCONY located in a well regarded GATED DEVELOPMENT in the leafy South Manchester suburb of Whalley Range. This splendid property is located opposite Alexandra Park and boasts a delightful 21FT OPEN PLAN LIVING/DINING/KITCHEN with French patio doors opening to the balcony and is offered for sale in MOVE-IN READY CONDITION having recently been renovated to an excellent standard throughout. The property located only a short stroll from all local amenities and transport links and will prove ideal for a young couple, first time buyer or those looking to downsize. 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 EN-SUITE shower room, second good sized double bedroom and main bathroom, fitted with a modern three piece suite. 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 B. EPC: B.

Flat 8 Alexandra Park House, 28 Alexandra Road South, Whalley Range, M16 8HU

Guide Price £215,000



- NO CHAIN
- Two double bedrooms + two bathrooms
- Southerly facing balcony
- 21ft open plan living/dining/kitchen
- Move in ready condition having been recently refurbished
- Gated development with secure off road residents parking
- Ideally located for all local amenities and transport links
- Well maintained communal gardens
- Lift and stairs to all floors
- Council Tax B. EPC: B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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 ©2025



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