



*jordan* fishwick

Flat 3, 48 Brundretts Road, Chorlton, M21 9DE  
Guide Price £285,000



## The Property

\*\*\*NO CHAIN\*\*\* A superbly presented and recently renovated TWO DOUBLE BEDROOM TOP FLOOR APARTMENT located on a well regarded road in the HEART OF CHORLTON VILLAGE. Converted in 2020 by award winning developer Armistead Property Limited this superb property provides spacious, MOVE-IN READY accommodation ideal for a young couple or first time buyer and is ideally situated for all local amenities, just a short stroll from the vibrant scene of Beech Road and only 0.3 miles from the Metro (Chorlton) providing fast access to both the City Centre and nearby airport. The property further benefits from engineered OAK FLOORING throughout as well as solid GRANITE WORKTOPS and window sills. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall with stairs leading to the second floor hallway, 17ft open plan living/dining/kitchen fitted with modern white units, integrated appliances and solid granite worktops, two good sized bedrooms, bathroom fitted with a modern three piece suite, feature tiling and UNDERFLOOR HEATING, useful utility cupboard. Double glazing and gas central heating have been installed throughout and an internal viewing of this superb apartment is most strongly recommended.

\*\*NB: Please note this property is currently registered as freehold however the property will be sold with a lease of 125 years which will be registered with HM Land Registry upon completion\*\*

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Chorlton, Manchester,  
M21 9DE**

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- NO CHAIN
- Two double bedroom top (second) floor apartment
- Move-in ready condition
- Ideal first time buy or investment property
- Highly sought after central Chorlton location
- Walking distance from all local amenities and Beech Road
- 0.3 miles to the Metro (Chorlton)
- Solid stone worktops and engineered Oak flooring throughout
- Service Charge: £80pcm. Ground Rent: £250pa.



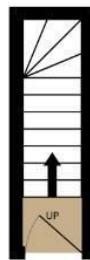
### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      |                         |
| (55-68) D                                   |         | 58                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
|   |         |                         |



FIRST FLOOR  
34 sq.m. (364 sq.ft.) approx.

SECOND FLOOR  
516 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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