



**GASCOIGNE
HALMAN**

CENACLE HOUSE, ALEXANDRA ROAD SOUTH,
WHALLEY RANGE

THE AREAS LEADING ESTATE AGENT



CENACLE HOUSE, ALEXANDRA ROAD SOUTH, WHALLEY RANGE

£220,000.00

A beautifully presented top floor apartment situated in a popular gated development opposite Alexandra park. Two bedrooms, refitted modern bathroom, open-plan living/dining room. Ample storage throughout, secure gated parking. Easy access to Manchester city centre and all major transport links.

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes to the vibrant city centre. The recently extended Metrolink tramline is proving to be very popular.





Internally the property offers a healthy 687 sq ft internally and comprises; welcoming entrance hallway with secure telephone entry system and useful cloaks area, refitted stylish bathroom with three piece suite, two double bedrooms both boasting their own range of fitted wardrobes and the main bedroom with additional eaves storage. A modern kitchen opens to an attractive open-plan living/dining room with fitted storage and appealing high ceilings.

Externally the property comes with secure gated entry for residents and visitors along with well-maintained communal grounds and allocated parking.

Situated opposite Alexandra park and with easy access to Manchester city centre the property would be perfect for a first time buyer.

DIRECTIONS

M16 8HU

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

12'1 (3.68m) x 13'10 (4.22m)

LIVING/DINING ROOM

11'6 (3.51m) x 15'7 (4.75m)

KITCHEN

11'5 (3.48m) x 12'1 (3.68m)

BEDROOM 1

12'2 (3.71m) x 9'1 (2.77m)

BEDROOM 2

9'6 (2.9m) x 9'1 (2.77m)

BATHROOM

5'7 (1.7m) x 7'11 (2.41m)

TENURE

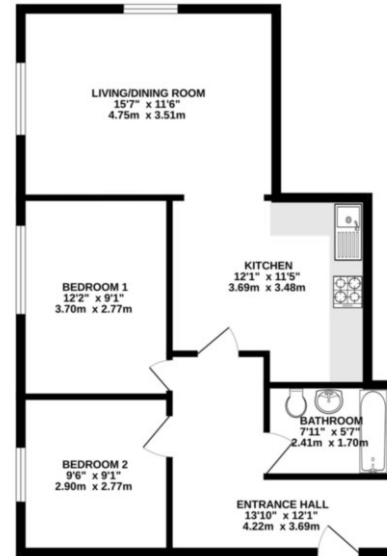
Leasehold.

999 year lease with 988 years remaining.

Ground Rent £100 per annum.

Service Charge £100.00pcm.

SECOND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with ArchiCAD

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