



**GASCOIGNE
HALMAN**

THE APEX, WITHINGTON ROAD, WHALLEY RANGE

THE AREAS LEADING ESTATE AGENT



THE APEX, WITHINGTON ROAD, WHALLEY RANGE

£215,000.00

A spacious and well presented two double bedroom ground floor apartment situated within a popular modern development, conveniently positioned in an excellent location within walking distance to local amenities. Entrance hallway with useful storage, living/dining room with attractive french doors, modern kitchen and a modern fitted bathroom and en suite shower room. Allocated gated parking and offered with No vendor Chain.



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. The recently extended Metrolink tramline is proving to be very popular.



A bright and airy ground floor apartment set within this ever popular purpose built development.

In brief the property comprises: welcoming entrance hallway with a useful storage cupboard, large living/dining room with attractive french doors, two double bedrooms with the primary benefitting from a en suite shower room, modern fitted bathroom and a fully fitted kitchen.

Externally the property offers gated entrance and allocated parking. Offered to the market with No Vendor Chain.

DIRECTIONS

M16 8FB

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

LIVING/DINING ROOM

19'10 (6.05m) x 14'7 (4.45m)

KITCHEN

9'4 (2.84m) x 7'1 (2.16m)

BEDROOM 1

9'2 (2.79m) x 11'5 (3.48m)

EN-SUITE SHOWER ROOM

7'4 (2.24m) x 6'5 (1.96m)

BEDROOM 2

9'2 (2.79m) x 11'5 (3.48m)

BATHROOM

6'11 (2.11m) x 5'9 (1.75m)

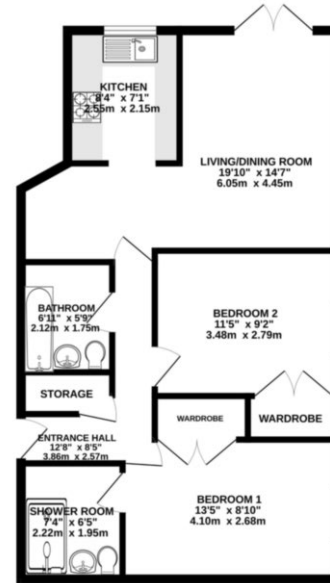
TENURE

Leasehold. 999 year lease with 979 years remaining.

Ground Rent £216 per annum.

Service Charge £223.27pcm.

GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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