



EMMA
HATTON
LTD

Alness Road , Whalley Range

Guide Price £240,000

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Stylish 2 Double Bed Apartment
- Open plan lounge/diner/kitchen
- French door to Private Patio Garden
- Integrated Appliances
- Contemporary Bathroom
- Double glazed windows
- Warmed by gas central heating
- Wooden flooring

396 Barlow Moor Road
Manchester
Lancashire
M21 8BH

www.emmahatton.co.uk
admin@emmahatton.co.uk
0161 860 0870

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Flat 8, 26 Alness Road , Whalley Range , Manchester , M16 8HR



OPEN PLAN LOUNGE/DINER/FITTED KITCHEN: 22ft 9in (into bay) x 11ft 8in.

BEDROOM 1: 12ft x 12ft.

BEDROOM 2: 12ft 6in x 10ft 3in.

CONTEMPORARY 3 PIECE BATHROOM SUITE

OUTSIDE: Well tended communal gardens and communal off road parking.

SERVICE CHARGE: Approx £75.00 per month which includes building insurance and upkeep of communal areas.

TENURE: LEASEHOLD – LEASE TERM 240 YEARS REMAINING GRANTED IN 2014.

GROUND RENT: £301.00 PER ANNUM.

OUTSIDE: IN ADDITION TO ITS OWN PRIVATE PATIO GARDEN THERE ARE ALSO COMMUNAL GARDENS AND PARKING.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd 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.

Property Description

An excellent opportunity to purchase this truly stunning and stylish 2 DOUBLE bed roomed lower ground floor apartment within this substantial detached period conversion, positioned on a highly regarded tree lined road this impressive and spacious apartment briefly comprises entrance hallway with fitted desk/office area, useful storage unit with sliding fronted doors, fabulous spacious open plan lounge/diner/fitted kitchen with Patio door and windows providing access and delightful views to patio garden, 2 DOUBLE bedrooms, contemporary bathroom with shower, double glazed windows, combination gas central heating, wooden flooring, delightful communal gardens and parking, ideal for first time buyer/couple or downsizer, Close to City Centre with excellent transport links and local amenities nearby and a stone's throw from the popular award winning Alexandra Park for Green Flag status, offered with no chain.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

