

**2**

Bedrooms

**1**

Bathroom



C & R Hulme are pleased to bring to the market a beautifully presented and bright two double bedroom first floor apartment, set within a highly sought-after modern residential development just off Brantingham Road, Whalley Range. The property enjoys an excellent location, only a five-minute walk from Alexandra Road South and Withington Road bus stops, providing direct links into Manchester City Centre.

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The apartment is ideally positioned close to a range of local amenities including Clarendon Road shops, Manley Park, and Alexandra Park, as well as well-regarded local schools.

The well-planned accommodation briefly comprises a communal entrance hallway, a private entrance hall, two generously sized double bedrooms, and a contemporary three-piece white bathroom suite. The spacious open-plan lounge and dining area features French doors opening to a Juliette balcony and flows seamlessly into a fully fitted kitchen/breakfast room, creating an ideal space for both relaxing and entertaining.

Further benefits include wall-mounted electric heating, double-glazed windows throughout, and secure allocated off-road parking to the rear of the development.

Offered with no vendor chain, this attractive apartment would make an ideal purchase for a first-time buyer, professional couple, or investor, and early viewing is highly recommended to fully appreciate the location and quality of accommodation on offer.

#### **Hallway**

Laminate flooring, ceiling light point, providing access to lounge, two bedrooms and bathroom

#### **Lounge** 3.26m x 4.45m (10' 8" x 14' 7")

Wood laminate flooring, French doors to Juliette balcony, wall heater, double glazed window facing side aspect, ceiling light point. Access to Kitchen:

#### **Kitchen** 2.97m x 2.61m (9' 9" x 8' 7")

Fitted wall and base units with integrated oven and hob, splash back, space for white goods. Access To Storage Area. Double Glazed Window To Rear Elevation

#### **Master Bedroom** 2.66m x 4.68m (8' 9" x 15' 4")

Double Glazed Window To Front Elevation, wall heater, ceiling light, fitted wardrobes, carpet flooring.

#### **Bedroom Two** 3.28m x 2.23m (10' 9" x 7' 4")

Double Glazed Window To Front Elevation, wall heater, ceiling light, fitted wardrobes, carpet flooring.

#### **Bathroom** 1.86m x 2.24m (6' 1" x 7' 4")

WC, paneled bath with shower over, pedestal sink, tiled floor and part tiled walls, wall heater, ceiling light. Access To Storage Area.

#### **General Information**

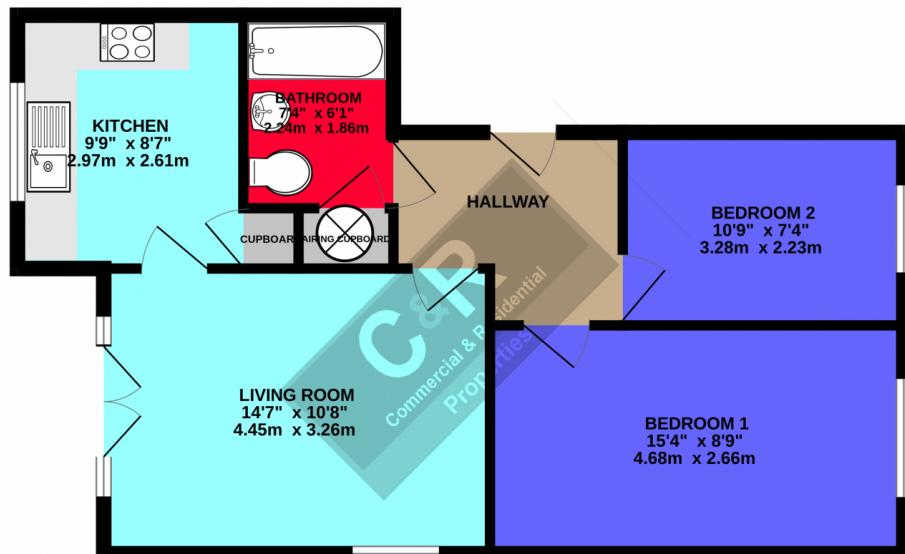
976 years remaining on the lease. Service charge £2340 per annum. Ground rent £175 per annum. Council Tax Band B. EPC Rating C.

#### **Agents Notes**

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FIRST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



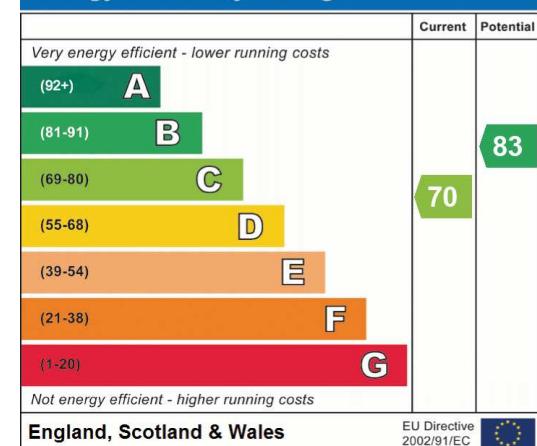
C &amp; R PROPERTIES

TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) APPROX.

Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate only and no responsibility is taken for any errors, 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.

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## Energy Efficiency Rating



Address: Woodgate Road, Manchester, M16 8LX

