



 2
Bedrooms

 2
Bathrooms





Trading Places welcomes this stylish two-bedroom apartment is located in a highly sought-after area of Stretford, offering modern living with excellent amenities. Upon entering, you're greeted by a spacious open-plan kitchen and living area. The kitchen is fully fitted with sleek, modern appliances, including an integrated fridge-freezer, oven, hob, and dishwasher, providing a contemporary and practical space for cooking and entertaining. The living area is bright and inviting, with large glass doors leading to a Juliette balcony, allowing plenty of natural light and fresh air.

The master bedroom is generously sized, featuring its own Juliette balcony, perfect for enjoying morning sunlight or evening breezes. It also benefits from a private ensuite shower room, finished with modern tiles and a walk-in shower, creating a relaxing, spa-like atmosphere.

The second bedroom is equally versatile and comes with a convenient storage cupboard where the boiler is housed, offering both practical storage and ease of access for maintenance. This room is ideal as a guest bedroom, office, or extra living space.

The main bathroom is beautifully designed, featuring a full-sized bath with an over-bath rainfall shower, combining luxury and functionality. This apartment provides the perfect blend of comfort and contemporary living in a prime Stretford location.

The property features a designated covered parking space, accessible with a code.

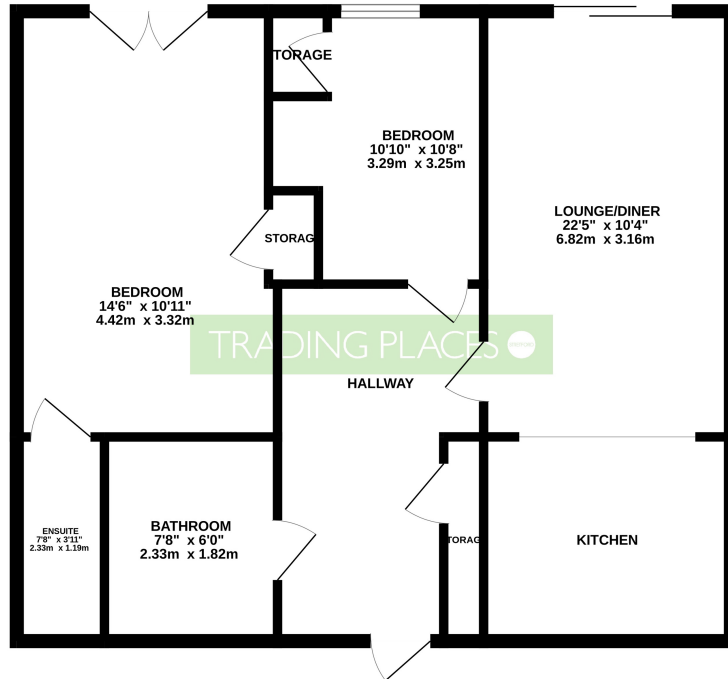
EPC B

Utilities TBC


Tenure Leasehold 247 yrs remaining

Car park / Yard Service Charge: Circa £75 per annum Apartment Service Charge: Circa £676 per annum

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 26 Enriqueta Rylands Close, M32 0GX

