TEALBY COURT

1·9 Tealby Court
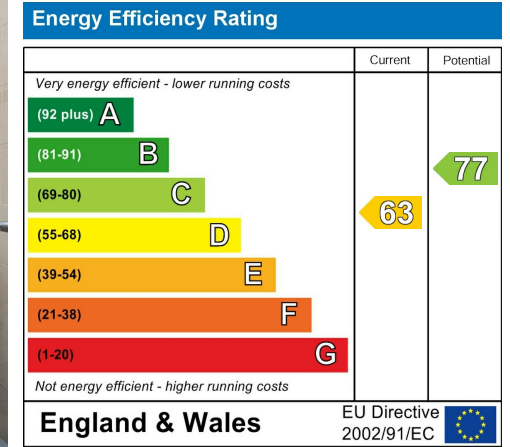
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VIDEO TOUR AVAILABLE A well-presented TWO BEDROOMED, ground floor apartment situated in this highly popular purpose-built development on Wilbraham Road here in Chorlton. It is located in a fantastic position within a couple of minutes-walk of both St Werburgh's and Chorlton Metrolink Stations giving you access into the city centre/Media City and Manchester International Airport. A short stroll to the centre of Chorlton with all its independent shops/local amenities/transport links. The apartment is well planned and comprises; communal entrance hallway, private entrance hall with a generous storage cupboard, a three-piece bathroom, a kitchen, spacious through lounge/dining area and two well-proportioned double bedrooms. The apartment benefits from; Electric storage heating, secure off-road parking and well maintained communal lawned gardens. OFFERED WITH NO VENDOR CHAIN.

EPC Chart

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Tenure: **Leasehold**   Council Tax Band: **B**

Ground Floor

Lounge Area
3.70m x 3.24m
(12'2" x 10'8")

Bedroom 2
2.71m x 2.48m
(8'11" x 8'2")

Bedroom 1
3.70m x 3.03m
(12'2" x 9'11")

Dining Area
2.48m x 2.23m
(8'2" x 7'4")

Kitchen
2.80m x 2.23m
(9'2" x 7'4")

Entrance Hall

Bathroom

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