

42 Springbridge Court Springbridge Road, Whalley Range, Manchester, M16 8HA



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £195,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and spacious TWO DOUBLE BEDROOM, first floor apartment. Set within this modern development, situated opposite Whalley Range School for Girls in a popular location of Whalley Range. Close to all local amenities on Wilbraham Road and Chorlton. This apartment offers well planned accommodation throughout: In brief; a communal entrance hallway, a private entrance hallway, two double bedrooms, a three-piece bathroom and an open plan lounge/fitted kitchen/dining area. The apartment benefits from secure gated allocated off-road parking, has gas fired central heating and well-kept communal gardens. Transport links on your doorstep giving you direct access into the City Centre.





## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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

## First Floor



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