

Apt 22 7 Cranbourne Road, Chorlton, Manchester, M21 8GE



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £295,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented TWO DOUBLE BEDROOM first floor apartment. Set within an attractive and contemporary property, off Barlow Moor Road in the heart of Chorlton. Within walking distance of the local bars and independent shops on Beech Road. The Metrolink station on Wilbraham Road is close by, giving you direct access into the City centre and the apartment is just a ten minute stroll to The Meadows in Chorlton Green. The spacious and well-planned accommodation consists of a private entrance hallway, an impressive open plan lounge/dining /fully fitted kitchen with useful storage, two good sized double bedrooms and a three piece bathroom suite. The apartment additionally benefits from electric radiators, solid oak flooring and communal secure gated car park to the rear aspect.





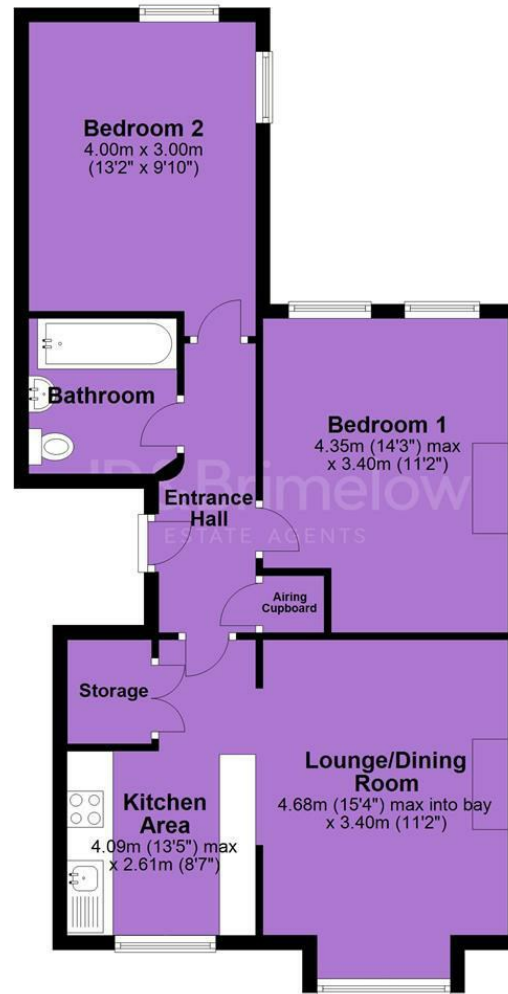
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>80</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</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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