Flat 6 Aylesby Court 487 Wilbraham Road, Chorlton, Manchester, M21 0US



## Offers In The Region Of £170,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful ONE DOUBLE BEDROOM first floor apartment, situated in this popular purpose-built development on Wilbraham Road in Chorlton. In a fantastic position just a short walk of the Metrolink Station, situated on St Werburgh's Road. Providing easy access to Manchester City Centre, Media City and Manchester airport and Didsbury. The apartment is well planned and consists of; A communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, a spacious lounge/dining room, a fitted kitchen with views into the communal gardens, a double bedroom with built in storage and a fitted three-piece white bathroom suite. The apartment benefits from; electric heating, secure off-road parking and well maintained communal lawned gardens













## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B		80
(69-80)		
(55-68)	<b>58</b>	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
Fudiand X. Wales	U Directiv 002/91/E0	2 2





Tenure: **Leasehold** Council Tax Band: **A** 

## **First Floor**



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