

20 Holden Avenue, Whalley Range, Manchester, M16 8TA





# Offers In The Region Of £210,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented TWO DOUBLE BEDROOM ground floor apartment situated on this highly popular development off Brantingham Road here in Whalley Range. Located nearby to good primary and secondary schools, Alexandra Park and Whalley Range Tennis and Cricket Club on Kingsbrook Road. Within a twenty-minute walk to the Metrolink station on Wilbraham Road in Chorlton and bus routes on Alexandra Road South, giving you access into Manchester City Centre, Media City and Manchester International Airport. In brief the well-planned accommodation consists of a communal entrance hall, a private entrance hallway with built in storage, two double bedrooms one benefitting from an en-suite three-piece shower room, a further three-piece bathroom, a lounge with a practical balcony and a fitted kitchen. The property benefits from an entry intercom system, electric radiators, electric gates leading to the rear resident carpark with an allocated parking space and communal lawned gardens.







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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

## Ground Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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