

Apt 6, Cenacle House 28, Alexandra Road South, Whalley Range, Manchester, M16 8HU



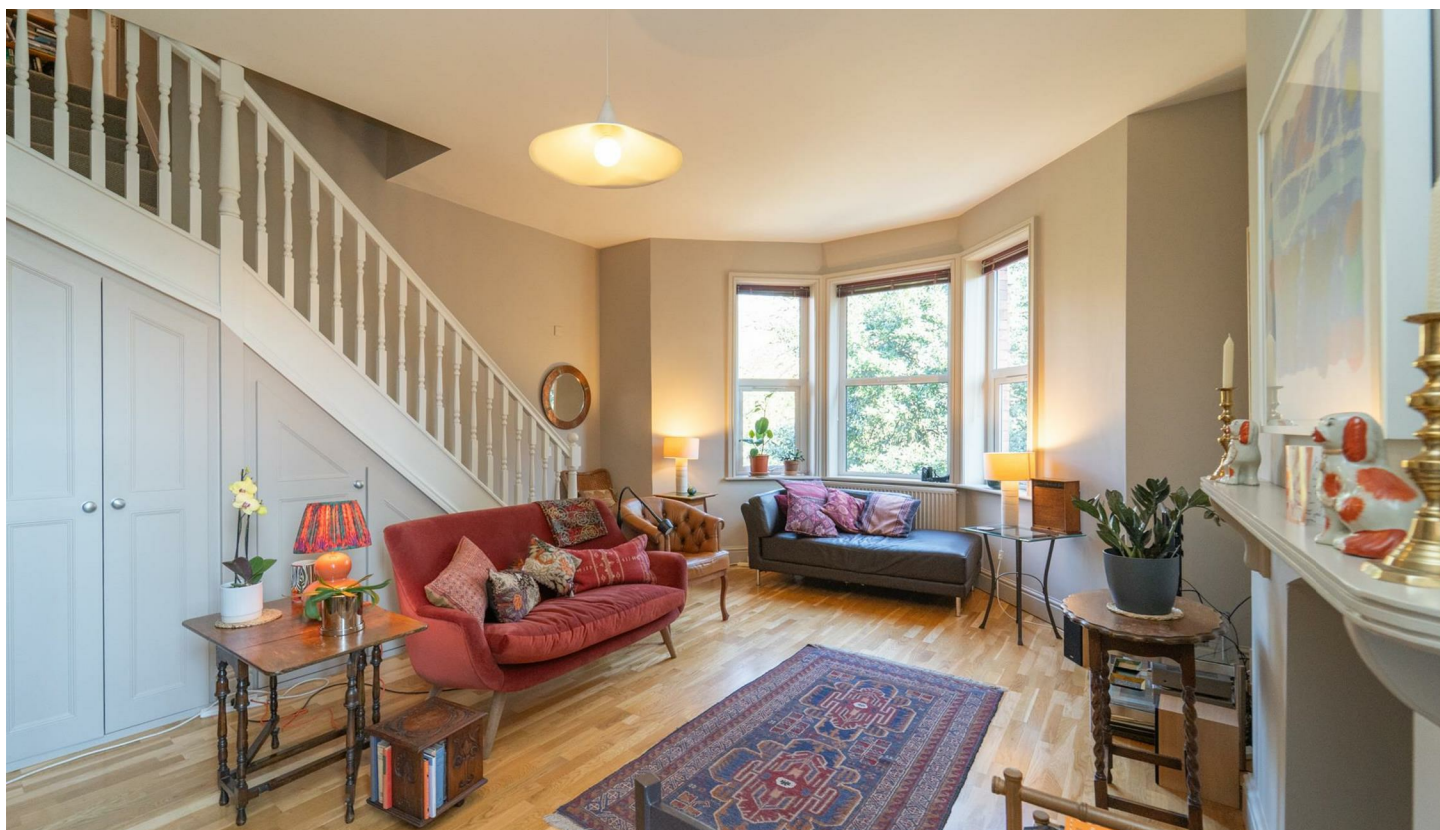
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# Offers In The Region Of £245,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming and attractive, TWO DOUBLE BEDROOM, first floor DUPLEX APARTMENT. Situated within this imposing, detached, converted development. just a stone's throw from Alexandra Park in a leafy location in Whalley Range. Walking distance to nearby independent bars/restaurants including 'The Hilary Step' bar and 'Kaana Canteen' on Upper Chorlton Road, a Tesco Metro is close by on Withington Road and excellent transport links on your doorstep giving you the commuter direct access into the City Centre or Manchester International Airport. In brief the accommodation consists of; A communal entrance hall with stairs leading to all floors, a private entrance hall, a fabulous lounge/ dining room complete with bay window to the front aspect feature fireplace and useful built in storage cupboards. A fitted kitchen completes this floor. Stairs lead to the second floor where you will find two double bedrooms, the master benefitting from built in wardrobes. A three-piece shower room completes this delightful apartment. The apartment benefits from gas fired central heating and parking.







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>70</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



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

## First Floor



## Top Floor



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