

Apt 2 The Quadrangle 6 Albany Road, Chorlton, Manchester, M21 0AW



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £310,000

🛏 2 🚿 1 🛋 1 ≡ D

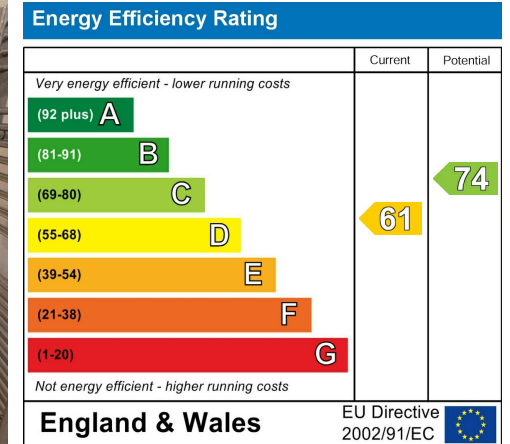
\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and stylishly presented, TWO DOUBLE BEDROOM, ground floor apartment, set within this striking modern development. Located on Albany Road in a central Chorlton location. Within strolling distance of the Metrolink station at Morrisons, providing easy access to Manchester city centre, Media City and Manchester Airport. Close by to the centre of Chorlton with all its amenities and independent shops, cafes and restaurants. The well planned and spacious accommodation consists of a communal entrance hall, a private entrance hallway with useful storage cupboard, an impressive open plan lounge/dining room through to a fully fitted kitchen. There is access from the lounge via patio doors leading out to a private patio area with stairs leading down to a private garden. Two double bedrooms and an attractive fitted three-piece bathroom suite complete this fantastic apartment. The apartment benefits from a private patio and garden, an allocated secure underground off road parking space, electric heating, a communal landscaped garden with seating for all residents and a lift to all floors.







## EPC Chart



Tenure: **Leasehold** Council Tax Band: **C**



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow