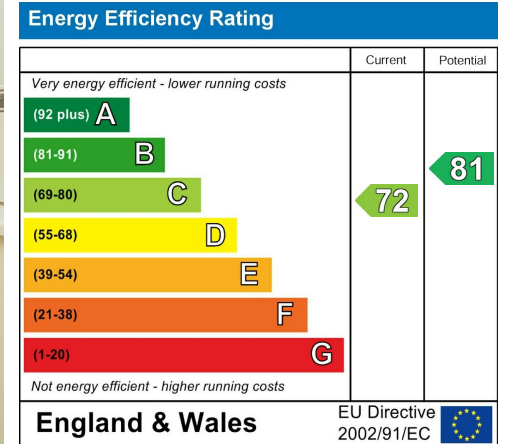THE
APEX

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VIDEO TOUR AVAILABLE A well-presented TWO BEDROOM Ground floor apartment situated on Withington Road in Whalley Range. Alexandra Park is just a short walk away, the location couldn't be better. With local amenities nearby in Chorlton and excellent transport links on your doorstep giving you direct access into the City Centre, Media city and to Manchester International Airport. The apartment consists of a communal entrance hall with stairs leading to all floors, a private entrance hall, a spacious lounge/dining room open to a fitted kitchen, Two bedrooms, a three-piece bathroom and an ensuite shower room in the master bedroom completing this home. The property benefits from electric heating throughout and well-kept communal gardens.
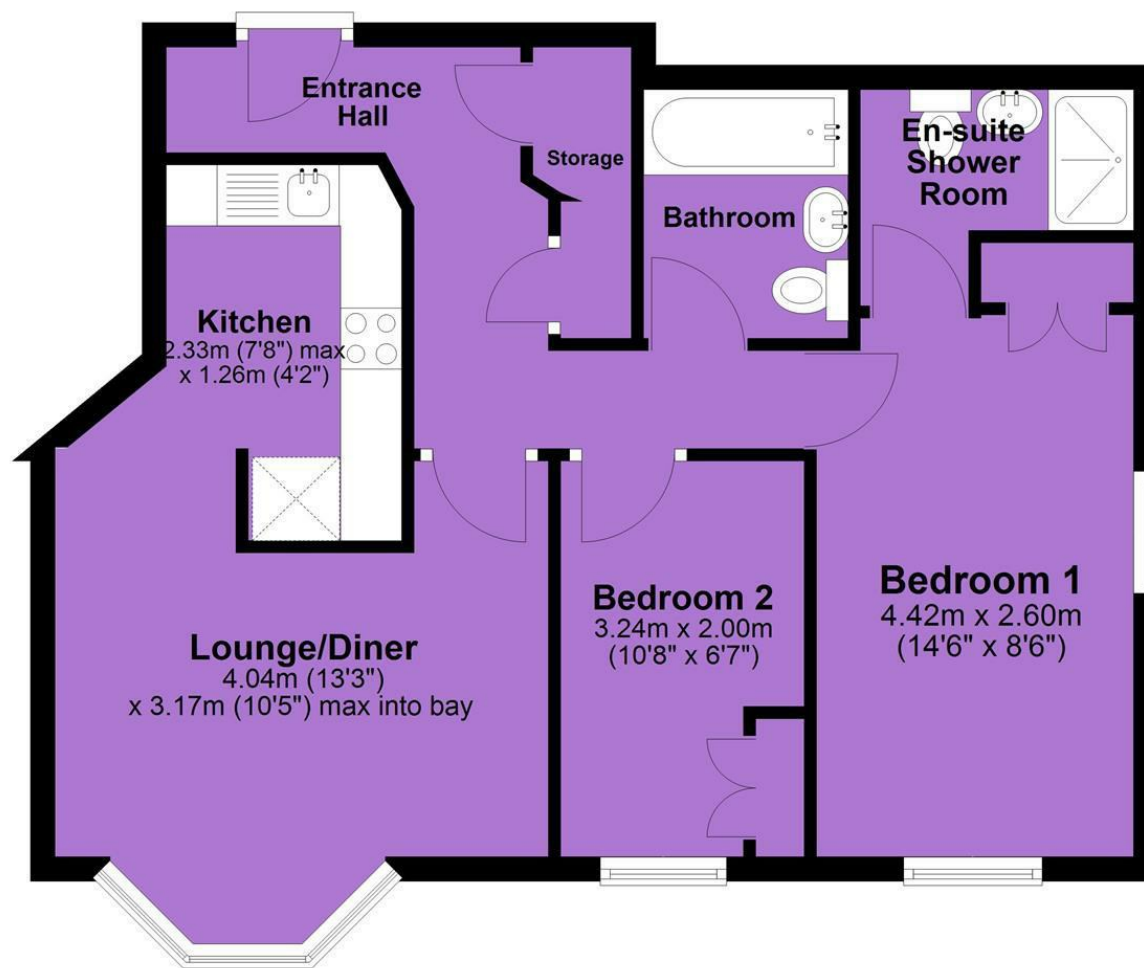
EPC Chart

Energy Efficiency Rating

	Current	Potential

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C — 72 (Current)

(55-68) D

(39-54) E

(21-38) F

(1-20) G

81 (Potential)

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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

Ground Floor

Entrance Hall

Storage

Bathroom

En-suite Shower Room

Kitchen
2.33m (7'8") max
x 1.26m (4'2")

Lounge/Diner
4.04m (13'3")
x 3.17m (10'5") max into bay

Bedroom 2
3.24m x 2.00m
(10'8" x 6'7")

Bedroom 1
4.42m x 2.60m
(14'6" x 8'6")

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