

Flat 1, 44 Alexandra Road South, Whalley Range, Manchester, M16 8JA



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £125,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\***SHARED OWNERSHIP\*\*\*** A delightful and well presented, TWO DOUBLE BEDROOM, ground floor apartment, set within this modern purpose-built development. Situated close to Alexandra Park on Alexandra Road South in Whalley Range. Close to all local amenities on Clarendon Road & Chorlton. Transport links on your doorstep, giving you direct access into the City Centre. The apartment offers well planned accommodation throughout and in brief consists of; a communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, lounge/ dining room, a modern fitted kitchen, a white three-piece shower room, and two double bedrooms. The apartment benefits from gas fired central heating, an intercom system, off road parking, and well-maintained communal gardens. The property is being sold with 60% shared ownership.







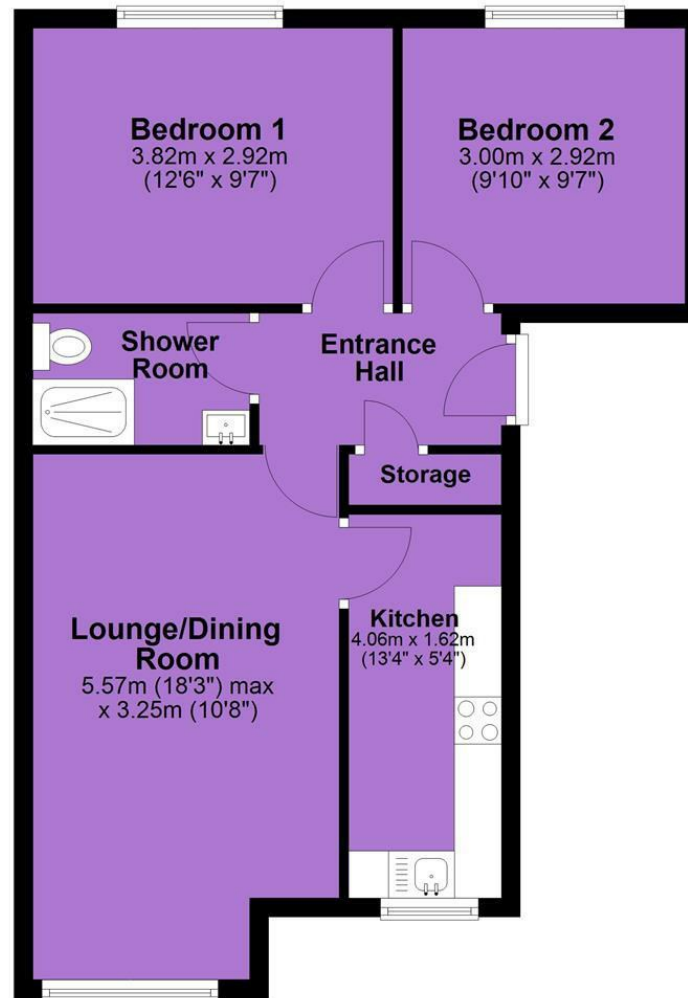
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

## Ground Floor



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