



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**CHORLTON HEIGHT 615C WILBRAHAM ROAD, M21 9AN**  
**£220,000**



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## DESCRIPTION

A WELL-PRESENTED TWO BEDROOM APARTMENT IN A PRIME CHORLTON LOCATION, BOASTING A PRIVATE BALCONY WITH LOVELY VIEWS OVER THE NEIGHBOURING BOWLING GREEN AND DESIGNATED OFF-ROAD PARKING.

Perfectly placed in the heart of Chorlton, you're just moments from the independent shops, cafés and restaurants along Wilbraham Road and Barlow Moor Road.

Set on the second floor of a modern development, the apartment offers bright, well-planned accommodation throughout. A communal entrance with lift and stairs leads to a private hallway, an open-plan kitchen/dining/living space with balcony, two bedrooms and a contemporary three-piece bathroom.

Further benefits include double glazing, electric heating, secure residents' parking and communal bike storage.

Ideally suited to first-time buyers and professionals thanks to its central position and excellent transport links. The Metrolink on Wilbraham Road is a short stroll away, providing direct access into Manchester City Centre. Longford Park and the Fallowfield Loop are also within walking distance.

The property is leasehold with 125 years from 2005, a ground rent of £175.00, and a service charge of £1,273.20.

Offered for sale with NO ONWARD CHAIN

## KEY FEATURES

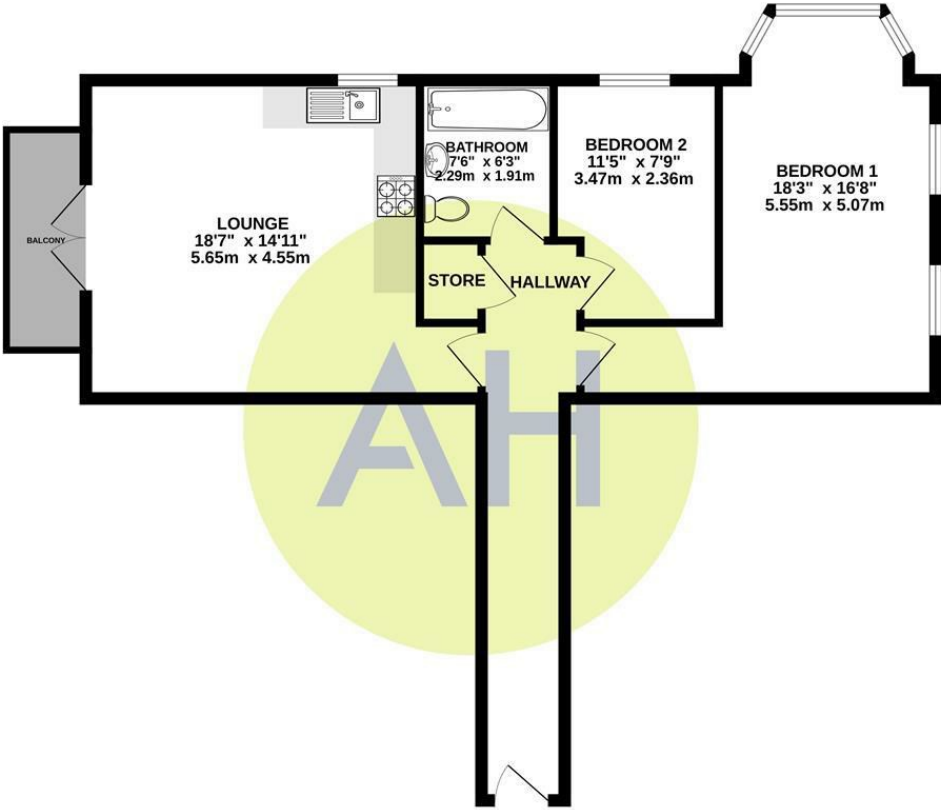
- Balcony overlooking the bowling green
- Prime central Chorlton location
- Open-plan living/kitchen/dining
- Close to Metrolink and local amenities
- Designated off-road parking
- Modern second-floor apartment with lift
- Double glazing and electric heating
- No onward chain










GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.