

252, Flat 33 Windsor House, Mauldeth Road West, Chorlton, Manchester, M21 7TH



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £160,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept, TWO BEDROOM, first floor apartment. Located in Chorlton within this purpose-built development known as Windsor House. This traditional home is close to fantastic transport links creating easy access to Manchester City Centre and Manchester Airport. Hough end playing fields and Hough end Leisure centre are also on your doorstep. In brief the apartment consists of; a communal entrance hall with stairs leading to all floors, a private entrance hall with a useful storage cupboard, a good-sized open plan lounge/ dining area, a fitted kitchen, two bedrooms, and a white three-piece bathroom suite. The property benefits from electric heating, an intercom system, and secure off-road parking.





### EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



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

# First Floor



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