

Apt 4 The Quadrangle 6 Albany Road, Chorlton, Manchester, M21 0AW

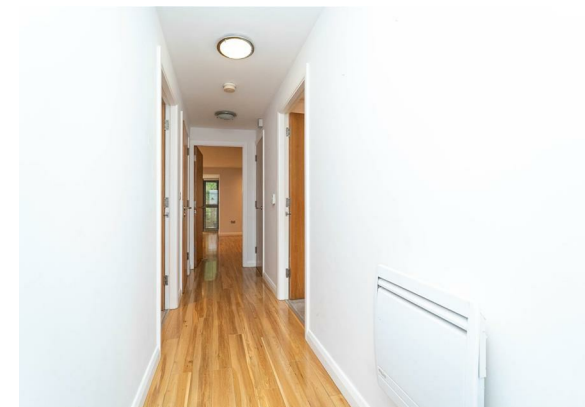


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# Offers In The Region Of £285,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\*A beautifully presented TWO DOUBLE BEDROOM garden apartment situated in this urban development on Albany Road in a central Chorlton location. Conveniently located within a short walk of the Metrolink station at Morrison's, offering easy access to the City Centre, Media City, and Manchester Airport. The property is also just a pleasant stroll from the heart of Chorlton, with its wide range of amenities, independent shops, cafés, and restaurants. The apartment is set around a South facing courtyard style communal garden. The well planned and spacious accommodation comprises a communal entrance, resident gardens, a private entrance hallway, an impressive open plan lounge/dining/fully fitted kitchen with access out into a private enclosed garden, two double bedrooms and a spacious three-piece fitted bathroom. The apartment further features a communal lift to all floors, an alarm, with allocated secure underground off road parking, electric heating and is OFFERED WITH NO VENDOR CHAIN and an early viewing is highly recommended.





## 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>		<b>67</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: **C**

## Ground Floor



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