

Apartment 26, Ellerslie Court Upper Park Road, Victoria Park, Manchester, M14 5RH



Offers In The Region Of £150,000

2 2 1 C

VIDEO TOUR AVAILABLE A spacious TWO DOUBLE BEDROOM ground-floor apartment located in the highly sought-after Victoria Park area, just off Denison Road and within easy reach of Wilmslow Road's excellent range of amenities, including shops, restaurants, cafés, and supermarkets. The well-designed accommodation comprises an entrance hallway with ample storage, a generous lounge/dining room, a fitted kitchen, two double bedrooms, with the principal bedroom benefiting from a three-piece en-suite shower room, and a separate three-piece family bathroom. Additional features include electric heating, beautifully maintained communal gardens, an allocated parking space, and a Juliette balcony accessed from the lounge. Ideally positioned close to major hospitals and universities, the property also enjoys excellent transport connections, providing convenient access to Manchester city center and the surrounding South Manchester suburbs. Early internal inspection recommended.





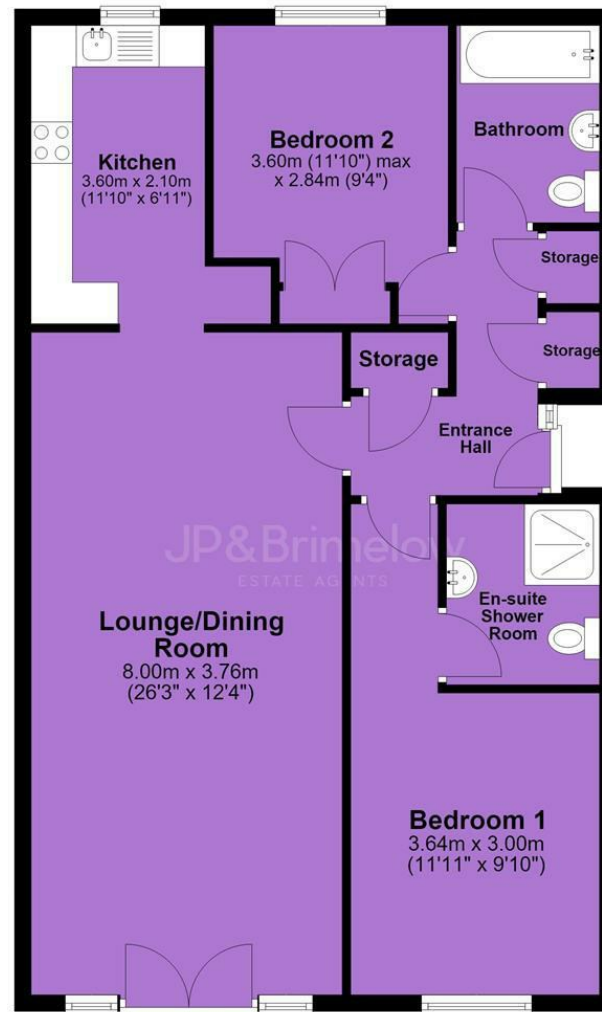
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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: **C**

Ground Floor



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