


BEST ESTATE AGENT GUIDE AWARDS 2025
TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

# Apt 25 Manor Court Altrincham Rd
# Sharston M22 4RZ
# £145,000

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# Apt 25 Manor Court Altrincham Rd

## Sharston M22 4RZ

## £145,000

Offered for sale with no onward chain, this modern apartment is located to the third floor of the popular Manor Court development. It stands in attractive communal gardens, with secure gated parking space provided for residents and visitors.

A communal entrance hallway leads to the choice of taking the lift or stairs. A private entrance to the apartment opens to a hallway with a deep utility/storage cupboard. There is a well-proportioned open-plan room with living area featuring large windows to the rear. The room opens to a fitted dining kitchen.

There are two double bedrooms and a bathroom which is fitted with a white suite.

The apartment benefits from its proximity to transport links, making it a convenient choice for those commuting. Plentiful amenities are within easy reach, as are schools for all age groups.

These homes are popular with owner-occupiers and investors alike. An early viewing is advised.

- Modern Development
- Third Floor Apartment
- Two Double Bedrooms
- Open-plan Living/Dining Kitchen
- Bathroom with White Suite
- Communal Gardens
- Secure Allocated Parking
- Popular Location
- No Onward Chain

Tenure: Leasehold
Council Tax: Manchester B

Communal Entrance Hallway
Choice of Lift or Stairs to third floor.

Private Entrance to Apartment

Entrance Hallway

Utility Cupboard
3'2 x 7'2

Open-plan Living Room/Dining Kitchen
14'11 red to 12'4 x 22'5 max

Bedroom One
10'2 max x 13'6 max
(L-shaped)

Bedroom Two
9'11 max x 9'6 max
(L-shaped)

Bathroom
8'5 max x 8'5 max

Externally
Gated car park with allocated space (#25) in the external car park.
Maintained communal gardens.

Leasehold Information
131 years remain of a 150 year which ends 01/01/2157.
Current Service Charge for 2026: £2209.90 (payable in twice yearly instalments of £1104.95)



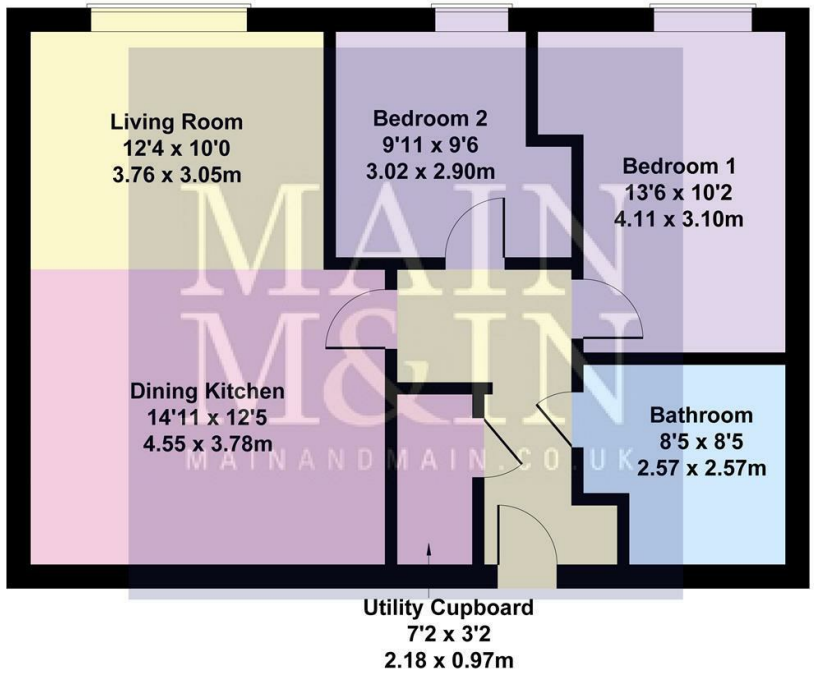






## Manor Court

**Approximate Gross Internal Area**
**712 sq ft - 66 sq m**




Not to Scale. Produced by The Plan Portal 2025
**For Illustrative Purposes Only.**





To view this property call Main & Main on 0161 437 1338



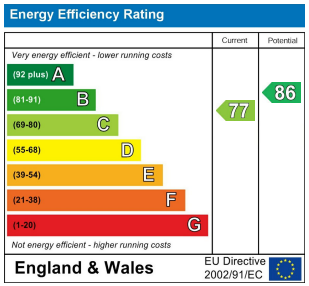


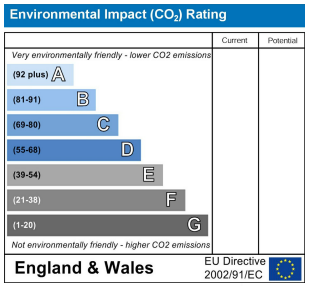







Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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Company Registration No. 5615498