

6 Albany Road, Apt 14 The Quadrangle, Albany Road, Chorlton, Manchester, M21 0AW



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Offers In The Region Of £295,000

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VIDEO TOUR AVAILABLE Situated within the modern Quadrangle development on Albany Road, this impressive TWO DOUBLE BEDROOM first-floor apartment offers over 850 sqft of well-proportioned accommodation in a highly convenient Chorlton location. The property is within easy walking distance of Morrison's Metrolink station and Chorlton's popular selection of independent shops, cafés, bars and restaurants, with excellent transport links to Manchester City Centre, MediaCity and the airport. The stylishly presented apartment features a welcoming communal entrance, a private entrance hall, a bright open-plan living and dining space with a fully fitted kitchen, two generous double bedrooms and a contemporary three-piece bathroom. Further highlights include electric heating, lift access, a south-facing communal courtyard garden and the valuable benefit of allocated secure underground parking. Internal inspection is highly recommended to truly appreciate the accommodation on offer.





EPC Chart

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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**

First Floor



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