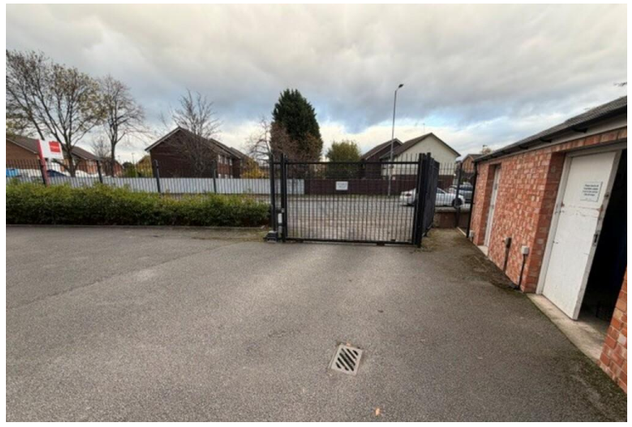






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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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EMMA HATTON LTD

Upper Chorlton Rd , Whalley Range

£195,000

- Attractive Period Listed Building
- 2 Double Bedroom 1st Floor Apartment
- Large open plan Lounge/Diner/Kitchen
- Contemporary Bathroom
- Electric heating
- Delightful Communal Gardens
- Secure gated private parking
- Conveniently Located





Apt 5, The Whalley, 39 Upper Chorlton Rd , Whalley Range , Manchester , M16 7RW







Property Description

Formally "The Whalley" Public House is this well presented first floor Apartment within an attractive Period listed building, this well planned accommodation briefly comprises welcoming communal area with spindle staircase to the first floor entrance to Apartment 5, internal hallway, large open plan lounge/diner/Fitted kitchen with integrated appliances, useful storage area housing electric cylinder, 2 Double Bedrooms and contemporary 3 piece bathroom suite, warmed by electric heating, outside are delightful communal gardens and raised patio area with secure gated parking, within a short walk to the award winning Alexandra Park and conveniently located with excellent transport links to the City Centre/Media City/Airport with easy access to the Motorway Network. Ideal for the first time buyer/downsizer. Viewing comes highly recommended. No Chain.

THE ACCOMMODATION COMPRISES BRIEFLY:

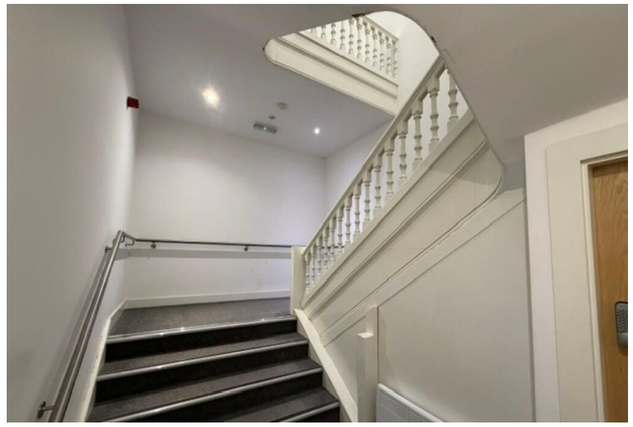
COMMUNAL ENTRANCE TO FIRST FLOOR

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN: 16ft 10in x 14ft 11in









BEDROOM 1: 11ft 3in x 7ft 109in

BEDROOM 2: 8ft 8in x 8ft 6in

MODERN 3 PIECE BATHROOM SUITE

SERVICE CHARGE: Approx £148.00 per month.

BUILDING INSURANCE: £537.68 per annum.

GROUND RENT: £276.85 per annum.

LEASE TERM: 250 years from 1st Jan 2017.

OUTSIDE: There are delightful communal gardens and secure allocated car park space.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.