

jordan fishwick

Flat 4 Cosgrove Hall Court, Albany Road, M21 0BA

Guide Price £210,000



# Flat 4 Cosgrove Hall Court, 8 Albany Road, Chorlton, Manchester, M21 0BA

## Guide Price £210,000







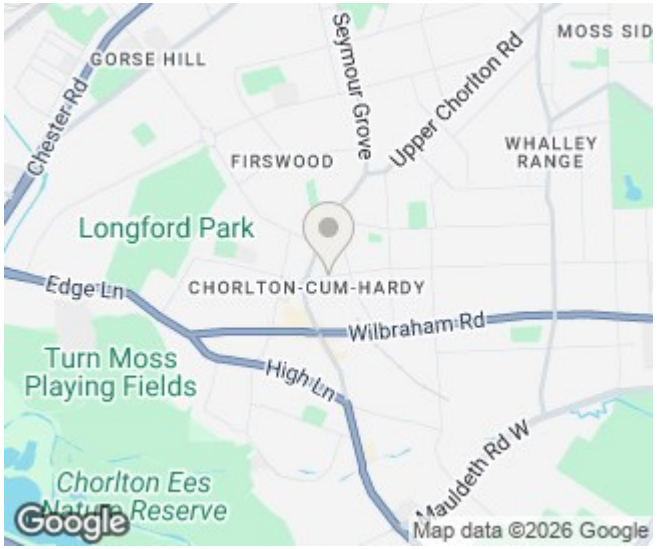
## The Property

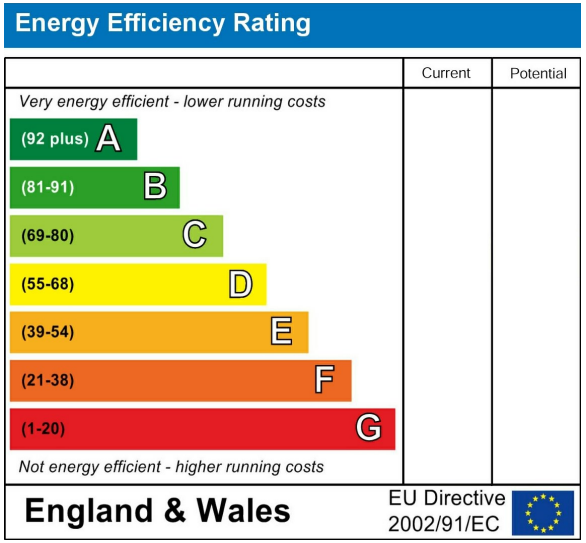
***NO CHAIN***GARDEN APARTMENT*** Located within the well regarded McCarthy and Stone Cosgrove Hall Court development in the heart of Chorlton Village is this superbly presented light and spacious ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT which benefits from DIRECT ACCESS TO SOUTHERLY FACING GARDENS. This splendid property will prove ideal for those looking to downsize whilst remaining just a short stroll from Chorlton Village, all local amenities and transport links and is available to those over 60 (over 55s for a couple). The property further benefits from a sunny Southerly aspect and is offered for sale in MOVE-IN READY condition having been stylishly updated and decorated throughout. Residents further benefit from use of a large communal lounge area with kitchen facilities, well maintained communal gardens and grounds, a splendid ROOF TOP TERRACE and a residents laundry room. OFF ROAD PARKING is also available. The accommodation briefly comprises: communal entrance hallway with stairs and lift to first floor landing, entrance hall, 23FT LOUNGE with glazed patio door leading out to a patio seating area, recently refitted kitchen with integrated appliances, 21FT bedroom with WALK IN WARDROBE, shower room, large cloakroom/storage cupboard. Double glazing and electric UNDERFLOOR HEATING have been installed throughout. Secure off road parking is available for residents to the rear of the development and the apartment also benefits from use of the on-site guest suite available for visitors upon request via the house manager. Internal viewing is most highly recommended.

- NO CHAIN
- Superbly presented one double bedroom ground floor apartment
- Direct access to Southerly facing gardens
- Prestigious McCarthy and Stone development in the heart of Chorlton
- Positioned just a stone's throw from Chorlton Village and all local amenities
- Suitable for all over 60's or 55's for couples
- Underfloor heating throughout with heating bills included within monthly service charge
- Beautiful communal lounge area and kitchen facilities, roof terrace and well maintained grounds
- Guest suite available for visitors



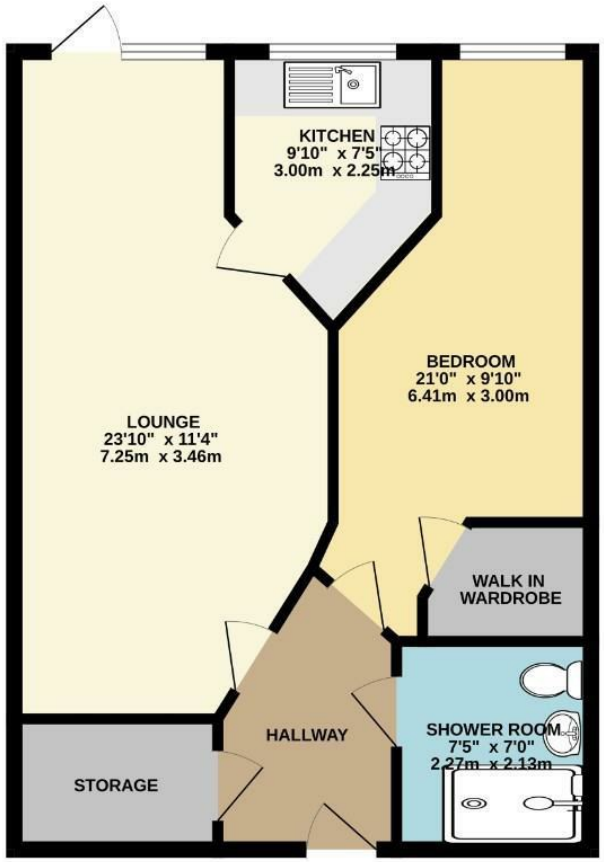







GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.




TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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