

Apt 11, The Quadrangle 6 Albany Road, Chorlton, Manchester, M21 0AW



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Offers In The Region Of £300,000

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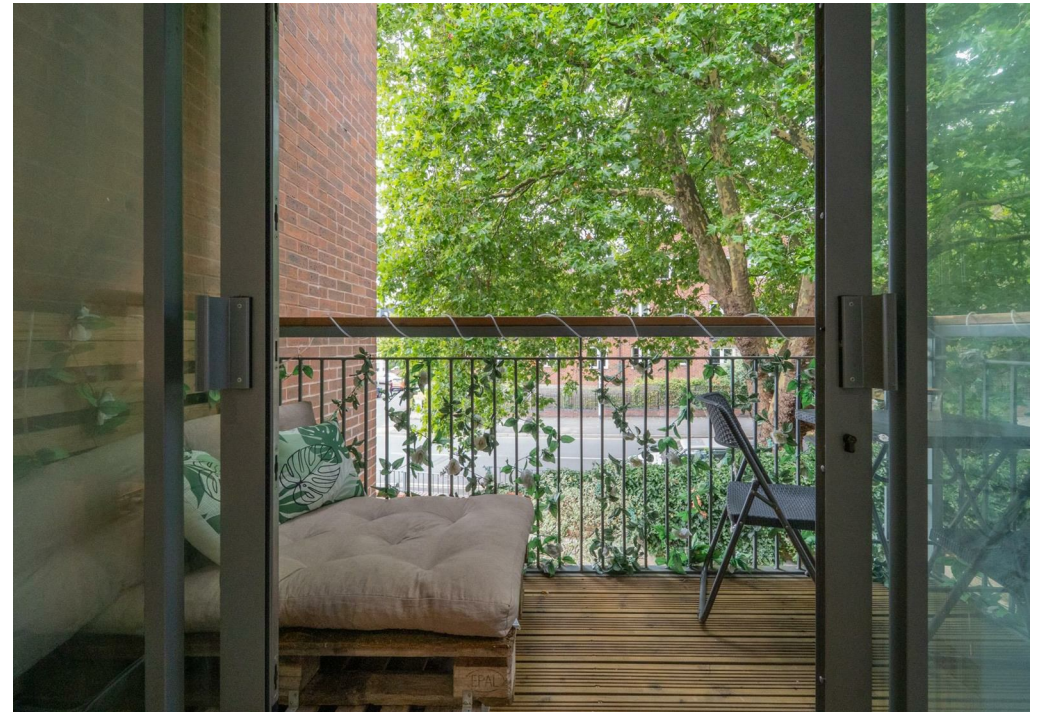
VIDEO TOUR AVAILABLE A stylish and contemporary TWO DOUBLE BEDROOM, first-floor larger than average apartment with private balcony, located within a modern development on Albany Road in the heart of Chorlton. Ideally positioned within walking distance of the new Metrolink station on Wilbraham Road, offering direct access to MediaCity and Manchester city centre. The apartments are set around a modern South facing courtyard style communal garden with spacious and well-planned accommodation. In brief the apartment consists of a communal entrance hallway, a private entrance hallway, an impressive spacious open plan lounge/diner/fully fitted kitchen, two double bedrooms and a fitted four piece bathroom suite. The apartment benefits from a balcony communal lift to all floors, with secure allocated underground off road parking, and would suit a professional, young couple or downsizers due to the location and early viewing is highly recommended.





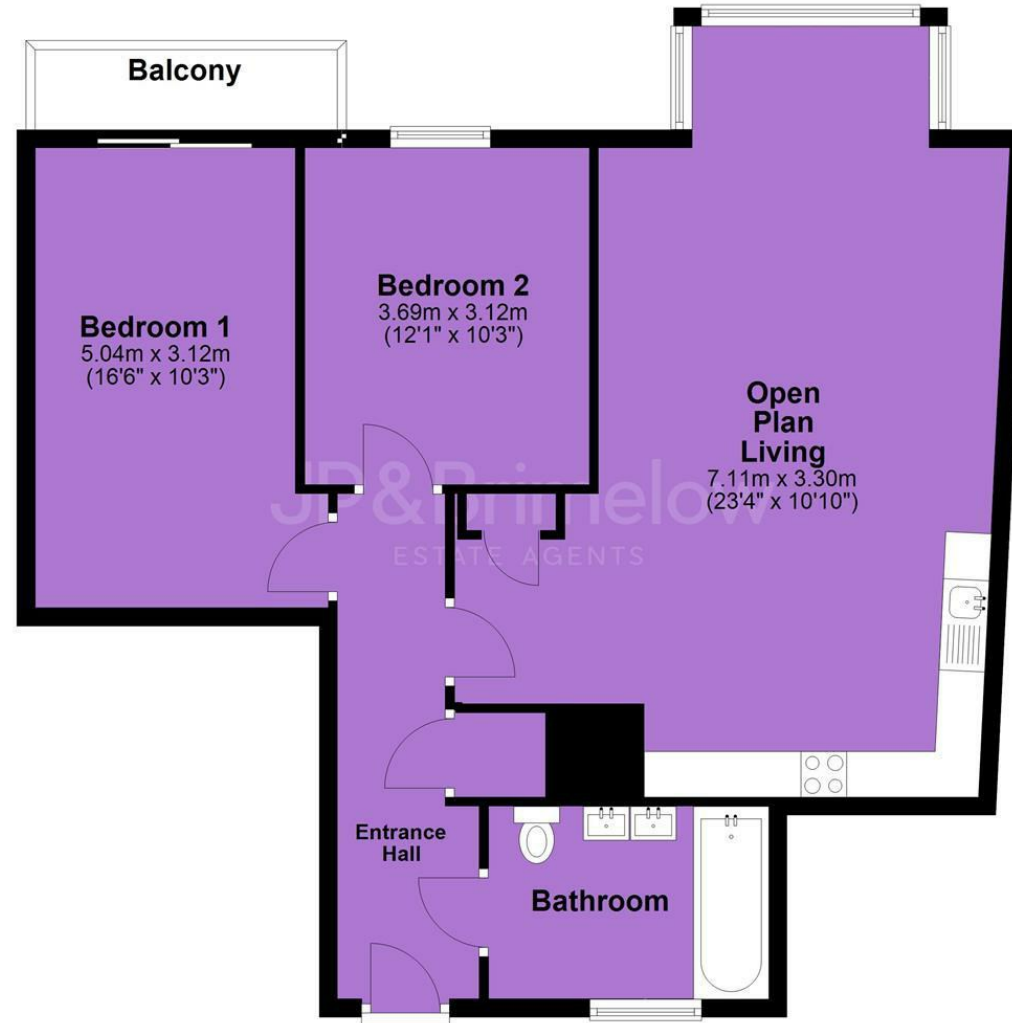
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(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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