



EMMA  
HATTON  
LTD

Brundretts Road, Chorlton

Asking Price Of £285,000

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- Superb top floor apartment
- Sash style windows
- Open plan lounge / Contemporary kitchen
- Combi GCH
- Two double bedrooms
- Wooden flooring
- Contemporary Bathroom
- Granite worktops

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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Apt 3, 48 Brundretts Road, Chorlton, Manchester, M21 9DE



## Property Description

Individually designed and recently REFURBISHED Top floor apartment in this attractive period conversion. The accommodation briefly comprises communal entrance, own private stairway from first floor to second floor landing, open plan lounge/modem fitted kitchen with integrated appliances, utility room/storage area, 2 DOUBLE bedrooms, contemporary bathroom with shower and underfloor heating, one of the many features include sash style double glazed windows, combi gas central heating, granite worktops and engineered wood flooring, central village location and within walking distance to fashionable Beech Road, choice of metro's and excellent bus routes to City Centre/Media City will make this splendid apartment most appealing to the professional couple/first time buyer/investor.

### THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE WITH PRIVATE STAIRS FROM FIRST FLOOR TO SECOND FLOOR.

SPLIT LEVEL LANDING



LARGE OPEN PLAN LOUNGE/FITTED KITCHEN: 17ft 8in (Max) narrowing to 11ft 10in x 15ft 6in.

UTILITY/STORAGE AREA:

BEDROOM 1: 11ft 7in x 10ft 2in (max) narrowing to 9ft 6in.

BEDROOM 2: 11ft 1in x 9ft 3in.

CONTEMPORARY BATHROOM SUITE

OUTSIDE: Well tended delightful communal front garden.

SERVICE CHARGE: £80.00 per month which includes building insurance and upkeep of communal areas.

LEASE TERM: 120 years

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