

Flat 1, 44 Alexandra Road South, Whalley Range, Manchester, M16 8JA



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £125,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A SHARED OWNERSHIP\*\*\* A delightful and well presented, TWO DOUBLE BEDROOM, ground floor apartment, set within this modern purpose-built development. Situated close to Alexandra Park on Alexandra Road South in Whalley Range. Close to all local amenities on Clarendon Road & Chorlton. Transport links on your doorstep, giving you direct access into the City Centre. The apartment offers well planned accommodation throughout and in brief consists of; a communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, lounge/ dining room, a modern fitted kitchen, a white three-piece shower room, and two double bedrooms. The apartment benefits from gas fired central heating, an intercom system, off road parking, and well-maintained communal gardens. The property is being sold with 60% shared ownership.







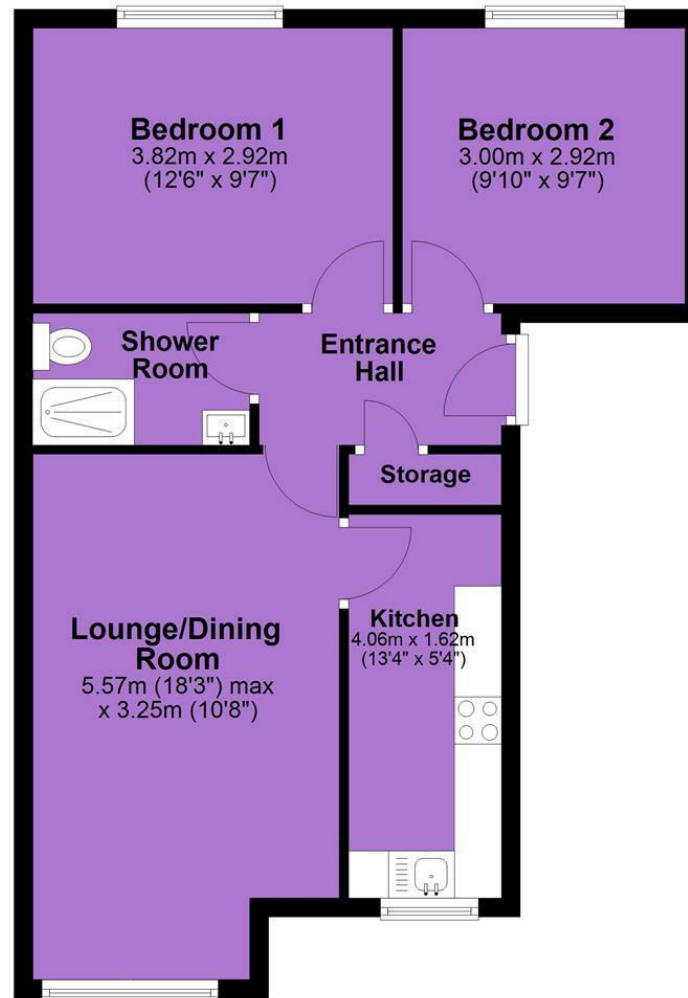
## EPC Chart

| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) <b>A</b>                          |  |                            |                                                                                     |
| (81-91) <b>B</b>                            |  |                            |                                                                                     |
| (69-80) <b>C</b>                            |  | 76                         | 76                                                                                  |
| (55-68) <b>D</b>                            |  |                            |                                                                                     |
| (39-54) <b>E</b>                            |  |                            |                                                                                     |
| (21-38) <b>F</b>                            |  |                            |                                                                                     |
| (1-20) <b>G</b>                             |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |  |



Tenure: **Leasehold** Council Tax Band: **B**

## Ground Floor



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