



Alexander House, Talbot Road, Old Trafford, M16

Guide Price: £175,000

Leasehold

Talbot Road, Old Trafford, M16

Situated within the popular Alexander House development on Talbot Road in Old Trafford, this well presented one bedroom ground floor apartment offers modern and convenient living, complete with an allocated parking space.

Residents benefit from a secure communal entrance lobby featuring individual mailboxes, providing a welcoming introduction to the development.

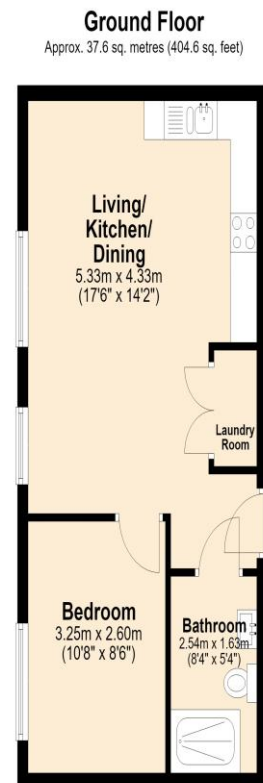
Upon entering the apartment, a spacious entrance hallway leads through to the impressive open plan kitchen, living and dining area. This bright and versatile space is enhanced by a large window allowing plenty of natural light to flood the room, while contemporary wall mounted panel heaters provide comfort throughout the year. The modern kitchen is fitted with an induction hob, electric oven and a range of integrated appliances, creating a practical and stylish space for everyday living and entertaining.

A useful storage cupboard is located off the hallway and houses both the hot water tank and washing machine, offering valuable additional storage.

The generously sized double bedroom benefits from a large window and enjoys a pleasant outlook with no direct overlooking properties. There is ample space for wardrobes, drawers and additional bedroom furniture.

Completing the accommodation is a modern bathroom suite located off the entrance hall, comprising a hand wash basin, WC and a large shower enclosure.

- EPC Grade D
- Council Tax Band TBC
- Leasehold
- 999 years from 1 January 2023
- Service Charge: £147pcm
- Ground rent: Peppercorn



Total area: approx. 37.6 sq. metres (404.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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