



Jordan fishwick

Apt 23 Cranbourne Terrace, Cranbourne Road, M21 8GE

Guide Price £310,000

**Apt 23 Cranbourne Terrace,
7 Cranbourne Road, Chorlton,
Manchester, M21 8GE**

Offers Over £310,000



The Property

*****NO CHAIN***** A simply delightful **TWO DOUBLE BEDROOM TOP (SECOND) FLOOR APARTMENT** with **MEZZANINE** located within the well regarded Cranbourne Terrace development in the heart of Chorlton Village. This superb property offers spacious and light accommodation, ideal for a young couple or first time buyer and benefits from **SECURE, GATED OFF ROAD PARKING** to the rear of the development and is within walking distance of all local amenities in Chorlton Village, the vibrant scene of Beech Road and the Metro which is only 0.4 miles away providing fast access to both the city centre and nearby airport. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hallway, 20ft open plan living/dining/kitchen with vaulted ceiling and access to the mezzanine above, two generously proportioned double bedrooms, the second benefitting from a Juliet balcony and bathroom fitted with a modern three piece suite and skylight window. Double glazing and electric room heaters have been installed throughout and an internal viewing is most highly recommended.

- NO CHAIN
- Beautiful top (second) floor apartment in stunning period building
- Sought after central Chorlton location
- Secure gated off road parking
- 20ft open plan living/dining/kitchen with vaulted ceilings
- Walking distance to all local amenities, Beech Road and 0.4 miles to the Metro
- Highly regarded development
- Two generous double bedrooms
- Useful mezzanine
- Council Tax: B.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 82 |
| (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 | |



SECOND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

MEZZANINE
91 sq.ft. (8.5 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 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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