

Flat 5 11 Athol Road, Whalley Range, Manchester, M16 8QW



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £195,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and stylishly presented, TWO DOUBLE BEDROOM, top floor apartment. Set within this period conversion on Athol Road, off Wilbraham Road in Chorlton. All the amenities of Chorlton nearby with its independent bars, cafes and restaurants. With fantastic transport links located near by giving you direct access into Manchester City centre and Manchester international airport. Several primary and secondary schools are also close by. In brief the apartment benefits from a communal entrance hall with stairs leading to all floors, a private entrance, a good-sized lounge/diner, two good sized double bedrooms, a white three-piece shower room, and a modern fitted kitchen completing this delightful apartment. Other benefits include gas fired central heating, high ceilings, and communal off road parking to the rear of the property.





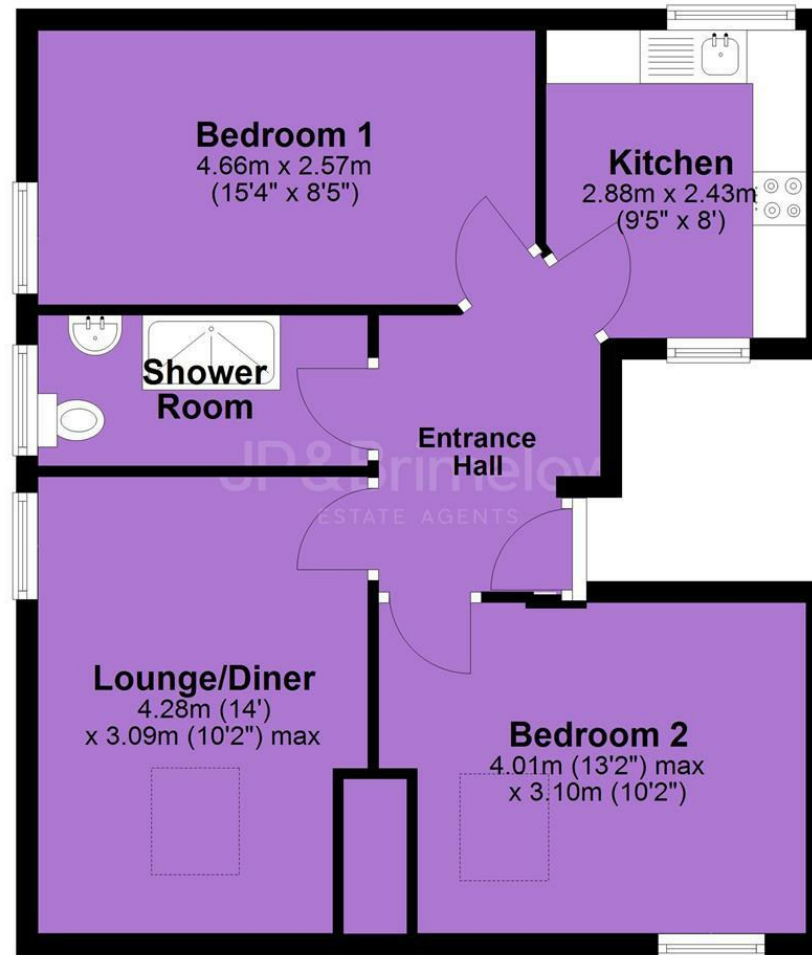
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

## Top Floor



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