

Flat 3, Thorne House Thorne House, Wilmslow Road, Fallowfield, Manchester, M14 6DW



Block 1  
(1-10)

**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £190,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A light and spacious TWO DOUBLE BEDROOM first floor apartment, within this sought after development positioned off Wilmslow Road. Offering excellent transport links creating easy access to Manchester City Centre, Universities, Manchester Airport and the surrounding areas of Withington and Chorlton through the most used bus network in Europe, along the Wilmslow Road corridor. The well-planned accommodation consists of a communal entrance hallway with stairs leading to all floors. A private entrance hallway leading to a sizable lounge and opening to a fully fitted kitchen/diner. Two double bedrooms with fitted storage cupboards and a three-piece bathroom suite. This apartment benefits from its own garage, well-maintained lawned gardens, residential parking and it is minutes away from Platt Fields Playing fields. Internal inspection essential to appreciate this fantastic apartment. OFFERED WITH NO VENDOR CHAIN.





## 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>			
(55-68) <b>D</b>			<b>66</b>
(39-54) <b>E</b>	<b>49</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: **C**

## First Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

 [jpandbrimelowstateagents](https://www.instagram.com/jpandbrimelowstateagents)

 [@jpandbrimelow](https://www.twitter.com/jpandbrimelow)