



## 17 ORBAN 48-50 ALEXANDRA ROAD SOUTH MANCHESTER, M16 8JA

£1,295 PCM

Located in the desirable area of Orban Whalley Range, this charming apartment offers a perfect blend of comfort and convenience. Spanning an impressive 737 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene living space.

The apartment boasts a spacious reception room, providing a welcoming area for relaxation and entertaining guests. With two modern bathrooms, residents will appreciate the added convenience and privacy that this layout affords.

For those with a vehicle, the property includes parking for one car, a valuable asset in this vibrant neighbourhood.

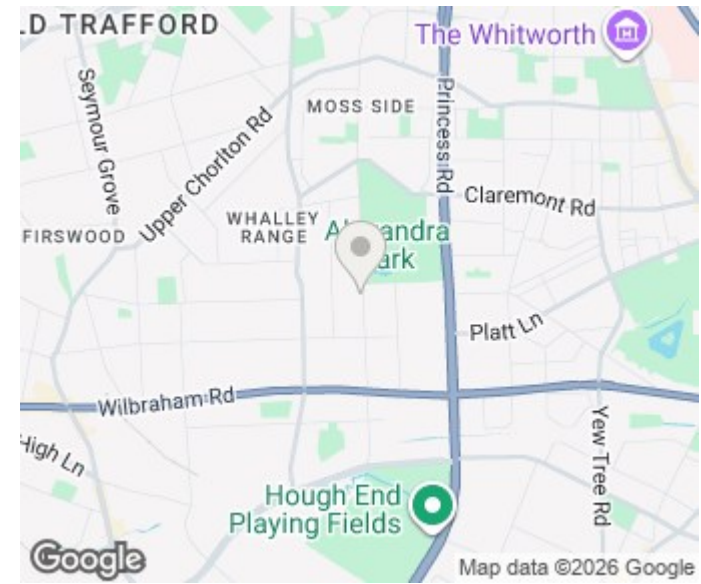
This delightful apartment will be available for occupancy from the 15th of June 2026, allowing prospective tenants ample time to plan their move. With its prime location and thoughtful design, this property is sure to attract interest from those looking to enjoy the best of urban living in Orban Whalley Range. Don't miss the opportunity to make this lovely apartment your new home.

**buckleyfrayne**



TOTAL APPROX. FLOOR AREA 737 SQ. FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2011



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

**buckleyfrayne**