



Jordan fishwick

Flat 36 Cosgrove Hall Court, Albany Road, M21 0BA

Guide Price £275,000



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The Property

*****NO CHAIN***** Located within the well regarded McCarthy and Stone Cosgrove Hall Court development in the heart of Chorlton Village is this delightful TWO DOUBLE BEDROOM TWO BATHROOM SECOND FLOOR APARTMENT which boasts spacious and light accommodation throughout. This wonderful property will prove ideal for those looking to downsize whilst remaining just a stone's throw from Chorlton Village, all local amenities and transport links and is available to those over 60 (over 55s for a couple). Residents enjoy use of a large communal lounge area with kitchen facilities, well maintained communal gardens and grounds, a wonderful ROOF TOP TERRACE as well as a residents laundry room plus there is secure gated OFF ROAD PARKING available. The accommodation briefly comprises: entrance hallway with stairs and lift to first floor landing, entrance hall, 23FT LOUNGE with WEST FACING JULIETTE BALCONY, kitchen with integrated appliances including washing machine, 24FT MAIN BEDROOM SUITE with WALK IN WARDROBE AND EN-SUITE BATHROOM, second well proportioned double bedroom, wet room, large cloakroom/storage cupboard. Secure off road parking is available for residents to the rear of the development and the apartment also benefits from use of the on-site guest suite available for visitors upon request via the house manager. The property further benefits from double glazing and electric UNDERFLOOR HEATING THROUGHOUT and an internal viewing comes highly recommended. Sold with no onward chain.

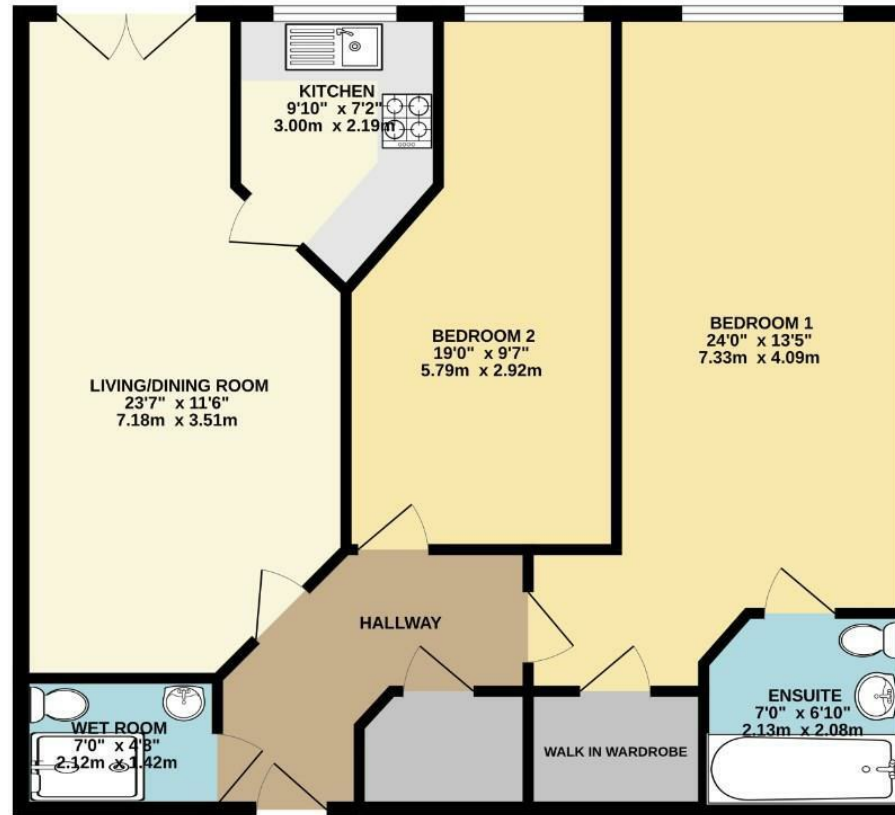
- No onward chain
- Larger than average two double bedroom, two bathroom second floor apartment
- 23ft lounge with West facing Juliette balcony
- Prestigious McCarthy and Stone development in the heart of Chorlton
- Positioned just a stone's throw from Chorlton Village and all local amenities
- Underfloor heating throughout with heating bills included within monthly service charge
- Beautiful communal lounge area and kitchen facilities, roof terrace and well maintained grounds
- Suitable for all over 60's or 55's for couples
- Guest suite available for visitors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	



SECOND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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 misstatement. 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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