

Flat 1, 540 Hampstead House, Wilbraham Road, Chorlton, Manchester, M21 9LD



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £295,000




VIDEO TOUR AVAILABLE A deceptively spacious and immaculately presented, TWO DOUBLE BEDROOM, lower ground floor apartment. Situated within this period conversion in a prime Chorlton location. With all of the amenities of Chorlton on your door step and just a short walk to Beech Road with all of its independent shops/bars and restaurants, and fantastic transport links close by with the Metrolink just a short walk away giving you direct access into Manchester City Centre. In brief this stylish apartment consists of a communal entrance hall with stairs leading to all floors, a private entrance with useful storage cupboard, a delightful lounge area which has access out into the private outdoor space, a modern fully fitted kitchen, a contemporary white three-piece bathroom suite, and two good sized double bedrooms completing this fantastic apartment. Other benefits include gas fired central heating, private outdoor space, an intercom system, and one allocated off-road parking space to the rear of the building.





EPC Chart

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



Tenure: **Leasehold** Council Tax Band: **B**

Lower Ground 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



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