

Apt 18, The Quadrangle 6 Albany Road, Chorlton, Manchester, M21 0AW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £275,000

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VIDEO TOUR AVAILABLE A beautifully presented and spacious, TWO DOUBLE BEDROOM apartment. Positioned on the top floor in this urban development on Albany Road in a central Chorlton location. Conveniently located within a short walk of the Metrolink station at Morrison's, offering easy access to the City Centre, Media City, and Manchester Airport. The property is also just a pleasant stroll from the heart of Chorlton, with its wide range of amenities, independent shops, cafés, and restaurants. The apartment is situated around a beautifully landscaped, south-facing communal courtyard garden. The well-designed and spacious accommodation includes a communal entrance, a private entrance hallway, an impressive open-plan lounge, dining area with a Juliette balcony and fully fitted kitchen. There are two double bedrooms and a generous four-piece bathroom/shower room. Additional features include a communal lift serving all floors, secure allocated underground parking, electric heating, and Pergo LVT flooring throughout the main living areas. Early viewing is highly recommended due to the location.





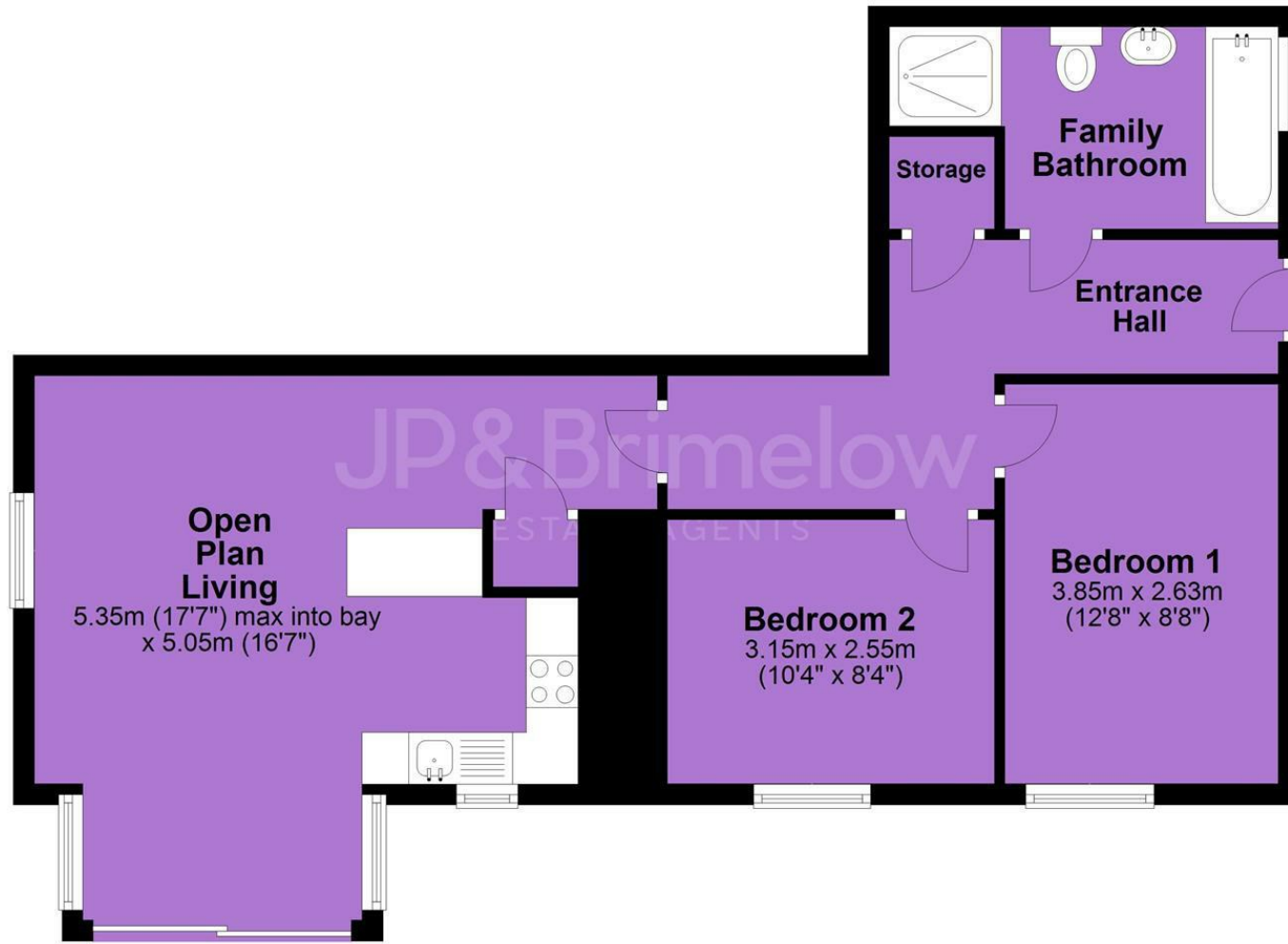
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **C**

Top Floor



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