

Flat 4, 400 Wilbraham Road, Chorlton, Manchester, M21 0UH

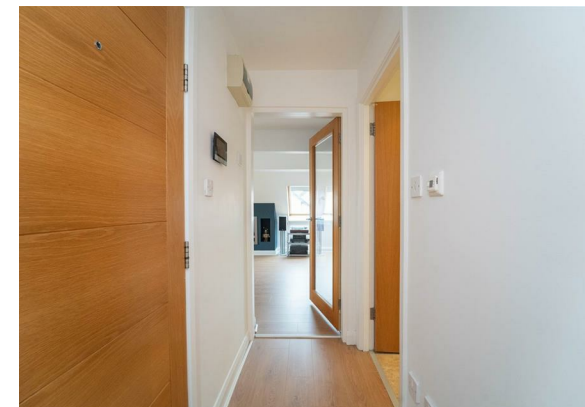


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £275,000


 2  2  1  B

\*\*\*VIDEO TOUR AVAIABLE\*\*\* A spacious & stylishly presented, TWO DOUBLE BEDROOM, top floor apartment. Situated within this period conversion located on Wilbraham Road in Chorlton. Within strolling distance to the centre of Chorlton with all its independent shops, bars, restaurants, parks and the Metrolink on Wilbraham Road, giving direct access into the City Centre and Media City. In brief the apartment consists of; a communal entrance hall with stairs leading to all floors, a private entrance hall, a good-sized open plan lounge/ diner/ fully fitted kitchen, a white three-piece bathroom suite, two good sized double bedrooms which both benefit from useful eaves storage and the principle benefitting from a white three-piece en-suite shower room along with built in wardrobes, a white three-piece bathroom suite completes this delightful apartment. Other benefits include gas fired central heating, an intercom system, high ceilings, an alarm system, an resident off road parking.





## 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>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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**

## Top 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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