

jordan fishwick

Flat 42 Cosgrove Hall Court, Albany Road, Chorlton, M21 0BA

Guide Price £275,000



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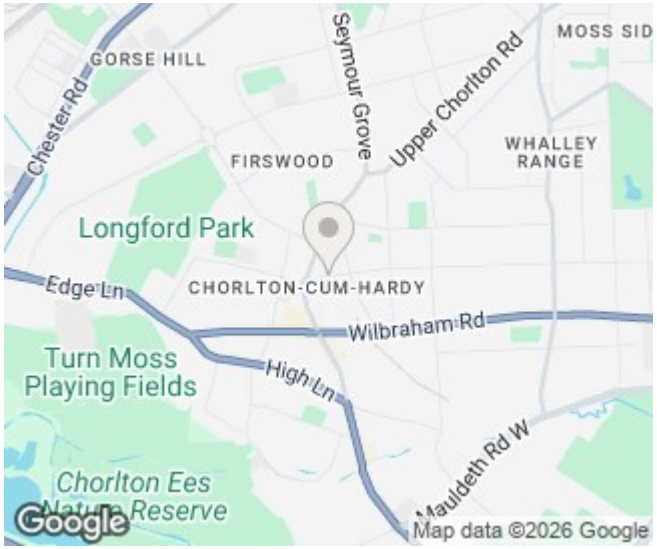
The Property

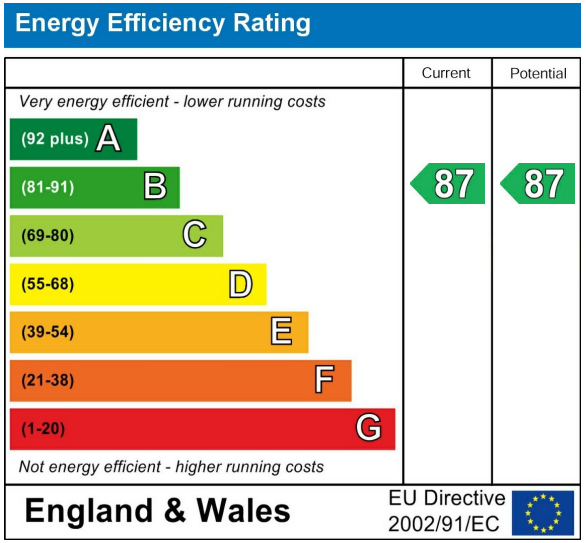
NO CHAIN Located on the second floor of the well regarded and sought after McCarthy and Stone Cosgrove Hall Court development is this superbly presented TWO DOUBLE BEDROOM APARTMENT, available to those over 60 years of age (or 55 for couples). This splendid property will prove ideal for those looking to downsize whilst remaining in a central Chorlton location as the development is ideally placed within only a short stroll of all local amenities and transport links in Chorlton Village. The property further benefits from use of a large communal lounge area with kitchen facilities, well maintained communal gardens and grounds, a splendid ROOF TOP TERRACE as well as a residents laundry room and OFF ROAD PARKING is available. The accommodation briefly comprises: entrance hallway with stairs and lift to second floor landing, entrance hall, 23FT LOUNGE with JULIETTE BALCONY, kitchen with integrated appliances, 15FT 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. Council Tax: D. EPC: B.

- NO CHAIN
- Well presented two double bedroom, two bathroom second floor apartment
- Prestigious McCarthy and Stone development in the heart of Chorlton Village
- 23ft lounge with Juliette balcony
- 15ft main bedroom with en-suite bathroom and walk in wardrobe
- Suitable for all over 60's or 55's for couples
- Underfloor heating throughout with heating bills included within monthly service charge
- Beautiful communal lounge area and kitchen facilities, roof terrace and well maintained grounds
- Guest suite available for visitors
- Council Tax: D. EPC: B.



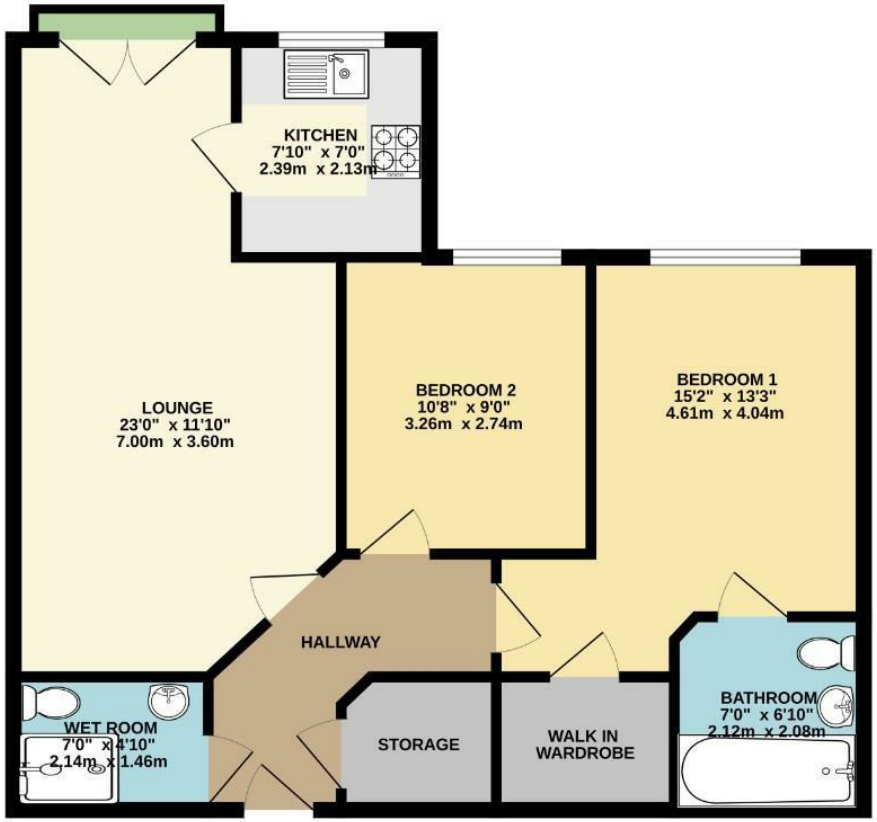








SECOND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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 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.
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