



**Celestia Court, 147 Upper Chorlton Road, Whalley  
Range, M16**

**Guide Price: £290,000**

*Leasehold*

# Celestia Court, 147 Upper Chorlton Road, Whalley Range, M16

\* NO CHAIN \* Perfectly positioned in the highly desirable area of Whalley Range, this beautifully presented second floor apartment offers spacious modern living just a stone's throw from vibrant Chorlton and Manchester City Centre. Situated within the sought-after Celestia Court development, the property benefits from excellent transport connections including nearby bus and tram routes, making commuting and city living effortless.

Set within exceptionally well-maintained communal grounds, the development boasts stylish contemporary communal areas complete with porcelain tiled flooring, elegant glass balustrades, lift access and stair access throughout the building. The apartment also benefits from an allocated parking space.

Located at the front of the building, the apartment offers bright and spacious accommodation finished to an excellent standard throughout.

Upon entering the property, you are welcomed by a handy entrance hallway with a useful storage cupboard. Further along the hallway is an additional storage cupboard housing the pressurised water tank, providing constant high-pressure water throughout the apartment.

The spacious living room is positioned at the front of the building and offers an excellent entertaining space. A door leads directly onto a private balcony, the perfect spot to enjoy a morning coffee or unwind in the evening.

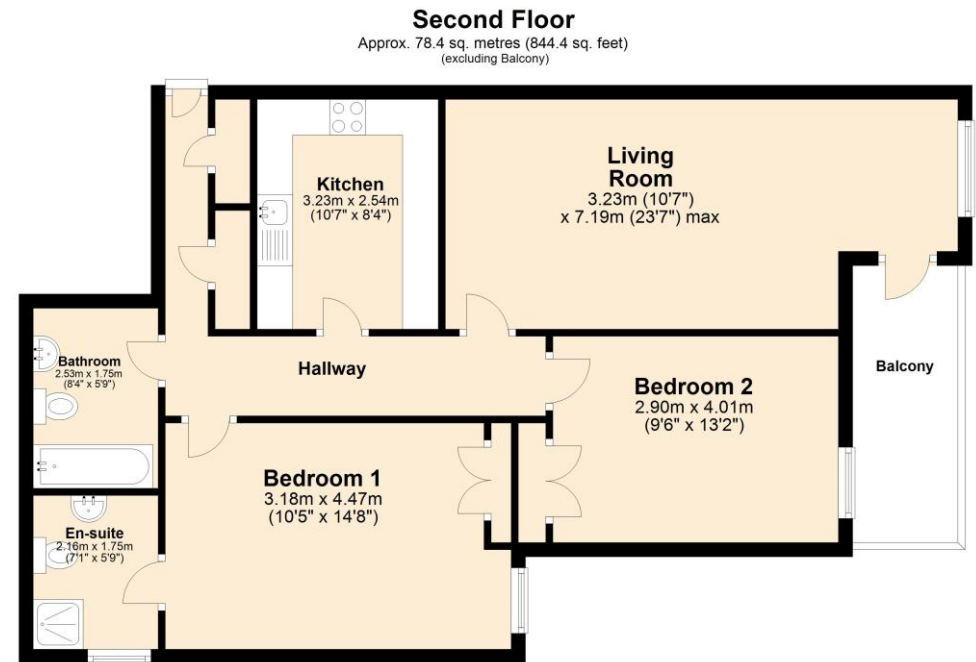
The stunning fully fitted kitchen, beautifully designed with an extensive range of champagne coloured gloss wall and base units complemented by luxurious quartz worktops and a sunken sink. Integrated appliances include a washer/dryer, dishwasher, cooker, oven, hob and fridge freezer, making this an ideal modern cooking space.

The impressive main bedroom is located at the rear of the property and benefits from a luxurious en-suite shower room finished with stunning porcelain tiled walls and flooring, along with an enclosed corner shower unit.

Bedroom Two is situated to the front of the apartment adjacent to the living room and features fitted wardrobes complete with hanging space and drawers. A window overlooks the balcony, allowing for plenty of natural light.

The main bathroom is conveniently located off the hallway near the entrance to the apartment and comprises a WC and full-size bath.

- EPC Rating: C
- Tenure Information
- Leasehold
- 999 years from 1 January 2016
- Ground Rent / Rent Charge: £120 per annum
- Service Charge: £950 per annum



Total area: approx. 78.4 sq. metres (844.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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