



**Albany Road, Chorlton, Manchester, M21**

**£295,000**

*Leasehold*

# Albany Road, Chorlton, Manchester, M21

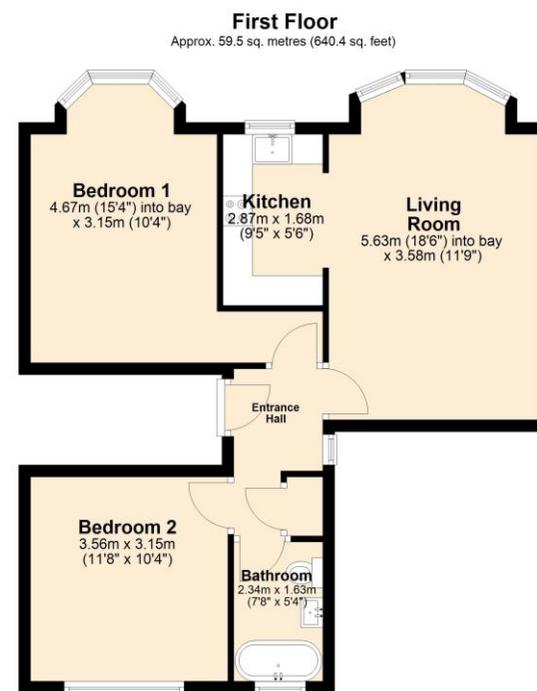
Situated on the ever-popular Albany Road in the heart of Chorlton, this beautifully presented first floor apartment forms part of an attractive period conversion. Perfectly positioned just a short stroll from Beech Road and its array of independent shops and restaurants, and apx 2 minutes from the Metrolink, Chorlton Centre and an array of green spaces, the property offers an ideal opportunity for first time buyers or professionals seeking stylish accommodation in a vibrant and well-connected location.

The apartment is entered via a spacious and welcoming entrance hall, which benefits from a window to the side elevation allowing natural light to flow through the space. From here there is access to a useful utility cupboard, providing practical storage. Straight ahead, you are drawn into the impressive living and dining room, a bright and elegant space enhanced by high ceilings and a beautiful bay window fitted with half-height plantation shutters. Wood flooring runs seamlessly from the hallway into the living area, adding warmth and character throughout.

The living space opens naturally into the contemporary kitchen, which is fitted with a range of base and eye level units complemented by sleek quartz work surfaces. The kitchen is well equipped with a range of integral appliances alongside space for a freestanding slimline dishwasher.

The principal bedroom is a particularly attractive room and would easily accommodate a king size bed, also benefiting from a bay window North East fitted with half height plantation shutters. Feature wall panelling and wood flooring add a touch of character. The second bedroom is another generous double room with a South facing window overlooking the rear flooding the room with natural sunlight, making it ideal as a guest bedroom, home office or additional living space.

Completing the accommodation is a beautifully appointed bathroom, fitted with a Victorian-style suite comprising a freestanding claw-foot bath with shower over, WC and wash hand basin. Feature tiled flooring enhances the character of the space and complements the period feel of the property.



Total area: approx. 59.5 sq. metres (640.4 sq. feet)

- Leasehold
- 999 years from 1 January 2005
- Service Charge £900PA
- EPC D
- Council Tax Band A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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