

Flat 2, 45 Hartington Road, Chorlton, Manchester, M21 8UZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £215,000

 2  1  1  C

VIDEO TOUR AVAILABLE A delightful and well presented, ONE DOUBLE BEDROOM plus SINGLE ROOM/OFFICE SPACE, first floor apartment. Situated on a highly popular tree lined road in Chorlton. Within walking distance of Chorlton's vibrant centre, offering independent shops, local amenities, well-regarded primary schools, parks, and the Metrolink station on Wilbraham Road at Morrison's, providing direct links to the city centre, Manchester International Airport and Media City. In brief the apartment consists of; A communal entrance hall with stairs leading to all floors, a private entrance, a fabulous modern fitted kitchen/ lounge area, a double bedroom, a single bedroom/office space and a white three-piece bathroom suite. The property benefits from gas fired central heating, an intercom system and a shared resident carpark to the rear.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(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: **A**

First 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



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow