



jordan fishwick

Flat 7 Tealby Court, Wilbraham Road, Chorlton, M21 0XB

Guide Price £215,000



The Property

NO CHAIN AN immaculately presented and recently renovated TWO DOUBLE BEDROOM TOP FLOOR APARTMENT located within a well regarded purpose built development ideally situated for all local amenities and transport links in Chorlton Village. This superb property provides spacious and light accommodation throughout ideal for a young couple or first time buyer and benefits from SECURE OFF ROAD PARKING as well as mature, well maintained communal gardens which surround the development. The property is located within walking distance of Chorlton Village, the Metro and Beech Road with its array of independent shops, bars and restaurants as well as multiple local parks. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hall with two large storage cupboards, 21ft lounge/dining room, recently refitted kitchen with multi-level lighting and feature copper effect splash back, two good sized bedrooms, the main with large fitted wardrobe and shower room fitted with Porcelanosa tiles and Vovo smart toilet. The property further benefits from having been rewired in 2022 as well as an energy efficient Ariston water heater and double glazing has been installed throughout. Externally there are large, well maintained communal gardens to which this apartment benefits from having pleasant views of from every window along with a private, secure residents car park and communal bike shed. An internal viewing is strongly recommended.

** NB: The lease does not permit for this property to be let out **

Flat 7 Tealby Court, 489 Wilbraham Road, Chorlton, Manchester, M21 0XB

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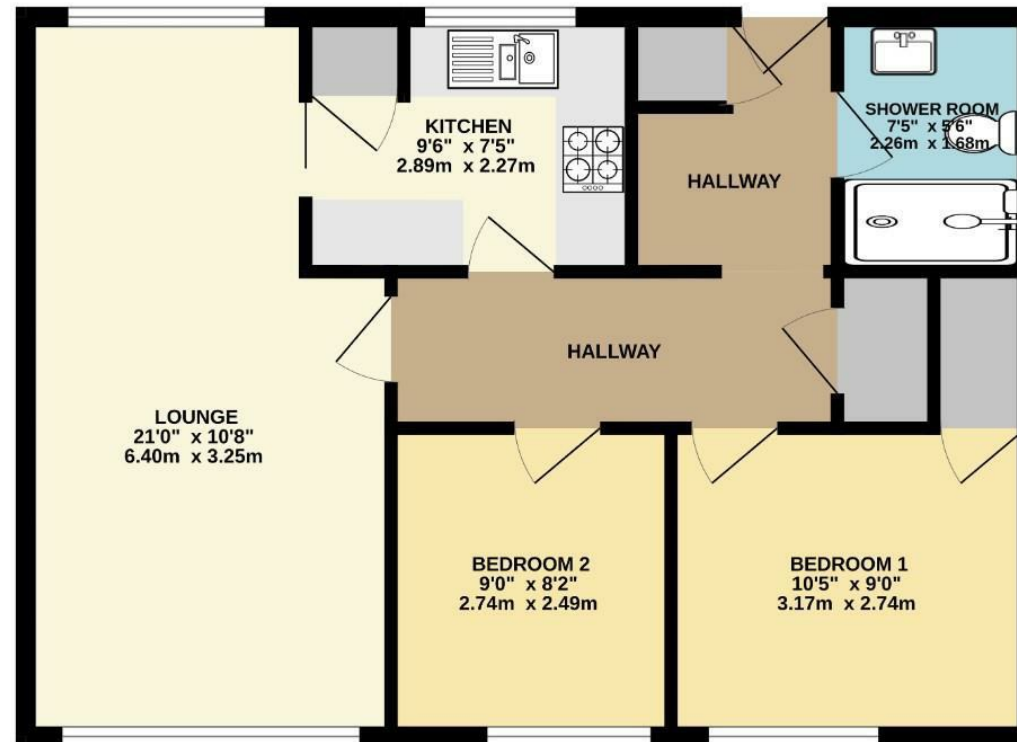
- NO CHAIN
- Immaculately presented and recently renovated top floor apartment
- Two good sized double bedrooms + shower room with Porcelanosa tiles + Vovo smart toilet
- 21ft lounge/dining room with dual aspect windows
- Sought after purpose built development
- Ideally placed for Chorlton Village and the Metro
- Secure residents car park and bike shed
- Walking distance to Beech Road and multiple local parks
- Rewired in 2022; Ariston water heater; double glazing throughout
- Council Tax: B. EPC: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



SECOND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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