



***Jordan fishwick***

Flat 2 Grosvenor House, 280 Wilbraham Road, Whalley Range,  
Manchester, M16 8WP

Guide Price £260,000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

410-412 Barlow Moor Road, Chorlton, Manchester

01618604444

chorlton@jordanfishwick.co.uk

www.jordanfishwick.co.uk

## Flat 2 Grosvenor House, 280 Wilbraham Road, Whalley Range, Manchester, M16 8WP

\*\*\*NO CHAIN\*\*\* A beautifully presented TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT located in a well regarded purpose built development ideally situated for both Chorlton Village and the Metro. This superb property offers spacious and light accommodation with large Southerly facing windows which flood the 18ft living/dining room with natural light and benefits from both a PRIVATE GARAGE as well as OFF ROAD PARKING in the communal residents car park. The property will prove ideal for a young couple/first time and is located only a short stroll from all local amenities, transport links and parks. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, spacious entrance hall, 18ft lounge/dining room with views over the communal gardens, modern fitted kitchen with integrated appliances, two double bedrooms, the main benefitting from full height fitted wardrobes along with an EN-SUITE shower room, bathroom fitted with a modern three piece white suite. Externally there are large, well maintained communal gardens and a private, secure residents car park, this particular property benefits from its own garage. An internal viewing of this fine property is most highly recommended.

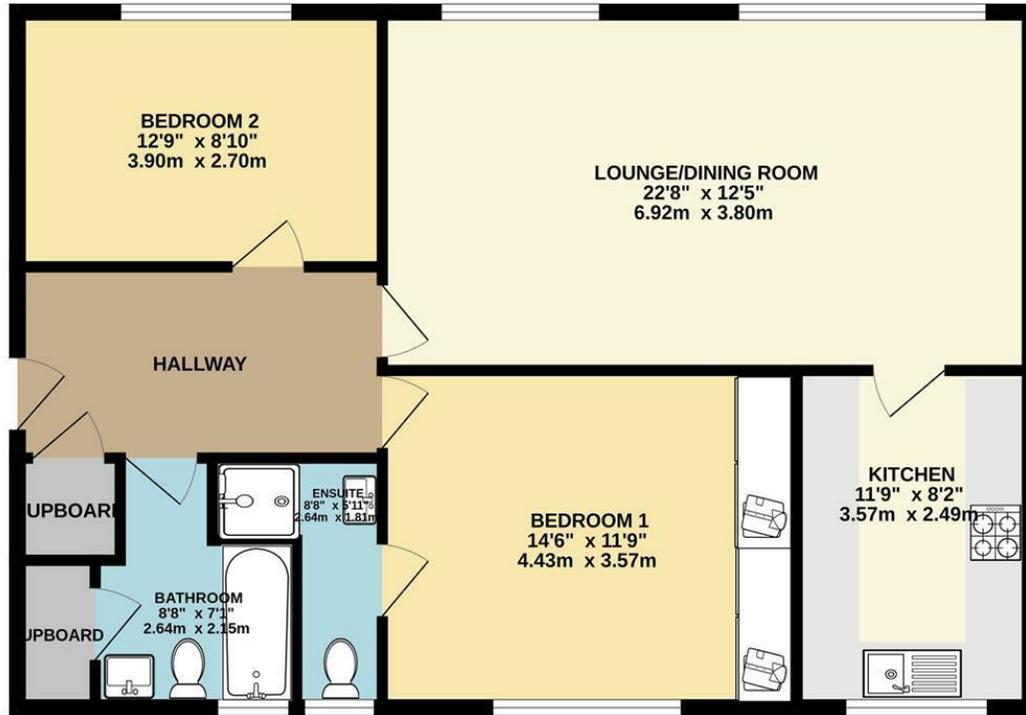
### HMRC DIRECTIVE

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FIRST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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