



*Jordan fishwick*

Flat 22 Cosgrove Hall Court, Chorlton, M21 0BA

Guide Price £275,000



## Flat 22 Cosgrove Hall Court, 8 Albany Road, Chorlton, Manchester, M21 0BA

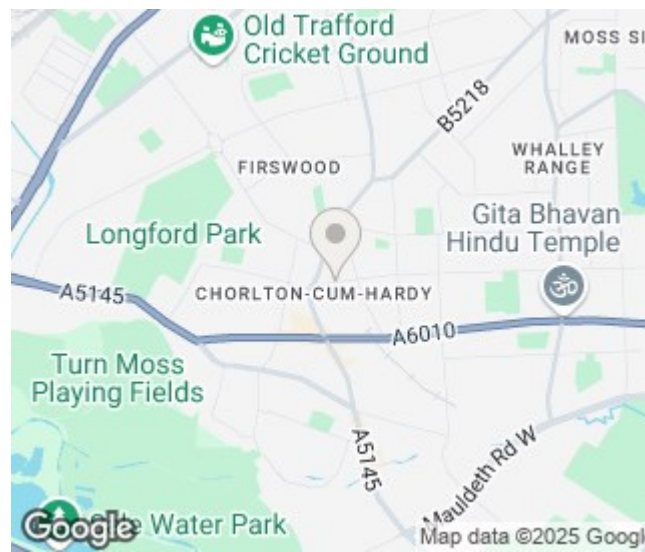
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### The Property

**\*\*\*NO CHAIN\*\*\*** Located within the highly regarded and sought after McCarthy and Stone Cosgrove Hall Court development is this superbly presented and larger than average TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT. This splendid property boasts spacious and light accommodation throughout enjoying a Westerly aspect and will prove ideal for those looking to downsize whilst remaining just a stone's throw from Chorlton Village, all local amenities and transport links and is available to those over 60 (over 55s for a couple). This superb apartment further benefits from use of a large communal lounge area with kitchen facilities, well maintained communal gardens and grounds, a splendid ROOF TOP TERRACE as well as a residents laundry room and OFF ROAD PARKING is available. The accommodation briefly comprises: entrance hallway with stairs and lift to first floor landing, entrance hall, 23FT LOUNGE with WEST FACING JULIETTE BALCONY, kitchen with integrated appliances, 24FT MAIN BEDROOM SUITE with WALK IN WARDROBE AND EN-SUITE BATHROOM, second well proportioned double bedroom, wet room, large cloakroom/storage cupboard. Secure off road parking is available for residents to the rear of the development and the apartment also benefits from use of the on-site guest suite available for visitors upon request via the house manager. The property further benefits from double glazing and electric UNDERFLOOR HEATING THROUGHOUT and an internal viewing comes highly recommended. Sold with no onward chain. Council Tax: D. EPC: B.

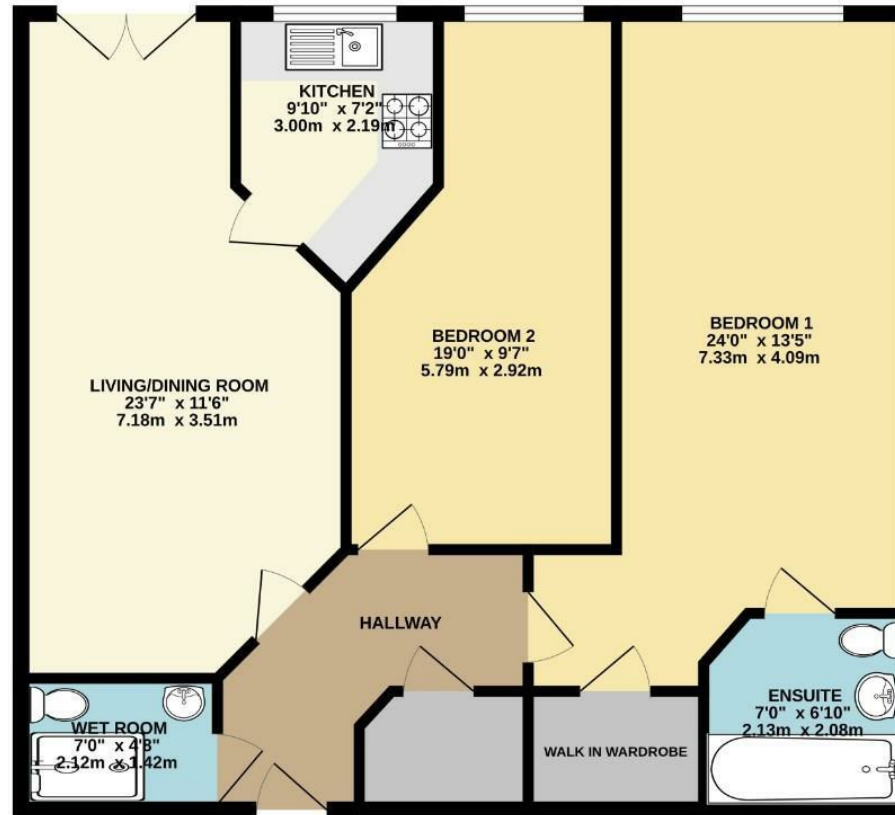
- NO CHAIN
- Larger than average two double bedroom, two bathroom first floor apartment
- 23ft lounge with West facing Juliette balcony
- Prestigious McCarthy and Stone development in the heart of Chorlton
- Positioned just a stone's throw from Chorlton Village and all local amenities
- Suitable for all over 60's or 55's for couples
- Underfloor heating throughout with heating bills included within monthly service charge
- Beautiful communal lounge area and kitchen facilities, roof terrace and well maintained grounds
- Guest suite available for visitors
- Council Tax: D. EPC: B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(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	



FIRST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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