



*jordan fishwick*

Apt 4 Regents Court, Upper Chorlton Road, M16 0DE

Guide Price £240,000

**Apt 4 Regents Court, 223 Upper  
Chorlton Road, Whalley Range,  
Manchester, M16 0DE**

**Guide Price £240,000**




**The Property**

**\*\*\*NO CHAIN\*\*\*** Located within a highly regarded gated development within walking distance of Chorlton Village is this superbly presented TWO DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT benefitting from SECURE, ALLOCATED OFF ROAD PARKING as well as providing in excess of 750sqft spacious, versatile accommodation. This superb apartment will prove ideal for a young couple, first time buyer or buy to let investor alike and is offered for sale in MOVE-IN READY CONDITION having been recently redecorated throughout. The property further benefits from being only 0.4 miles to the Metro (Firswood) providing fast access to both the city centre and nearby airport and is within easy reach of all local amenities, Chorlton Village and Longford Park. The accommodation briefly comprises: entrance hallway with large fitted storage cupboards, 23ft LOUNGE / dining room with double doors opening to the kitchen, fitted with modern shaker style units and integrated appliances, main bedroom with ENSUITE shower room, second good sized double bedroom and main bathroom, fitted with a modern three piece suite. Double glazing and electric heating throughout. There is a well maintained communal courtyard garden available to all residents and this property benefits from a secure, allocated undercroft parking space. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax: B. EPC: C.

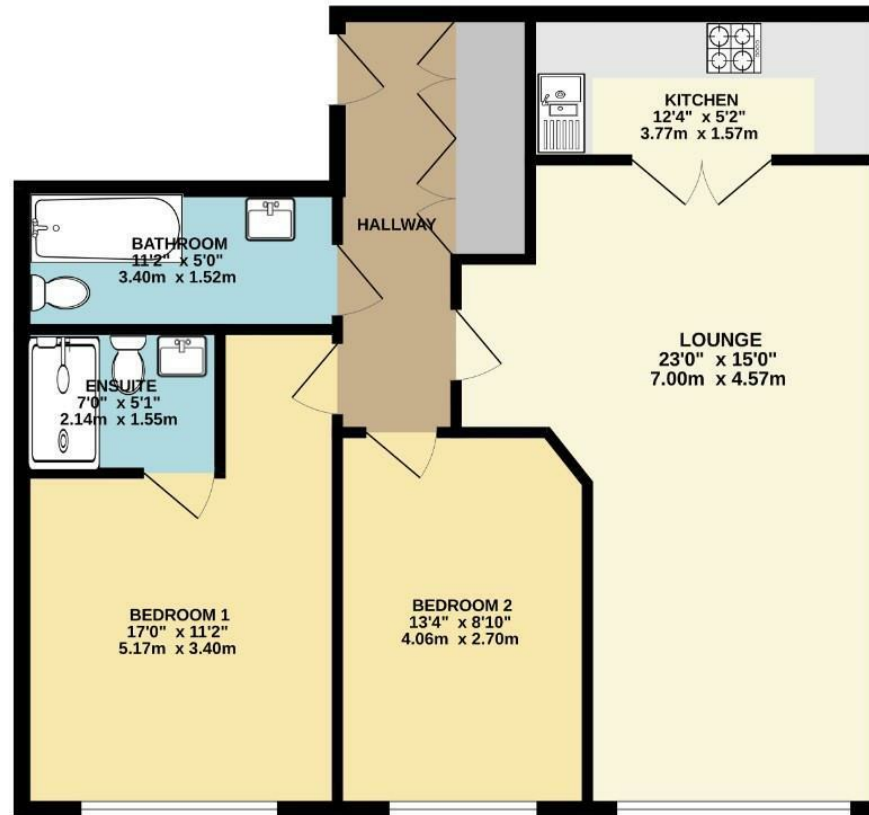
- NO CHAIN
- Two double bedroom, two bathroom ground floor apartment
- Well regarded purpose built development
- Secure gated undercroft parking
- Walking distance to Chorlton Village
- Move-in ready condition
- 0.4 miles to the Metro (Firswood)
- Ideal for young couple /first time buyer
- Council Tax: B. EPC: C



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>	<b>78</b>	<b>80</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 	



GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq. ft. (72.9 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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