

jordan fishwick

Apt 3 The Quadrangle, Albany Road, Chorlton, M21 0AW

Guide Price £340,000



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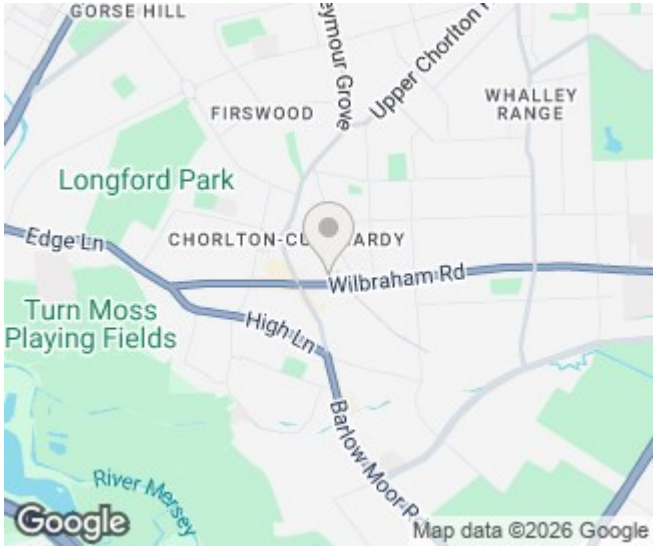
The Property

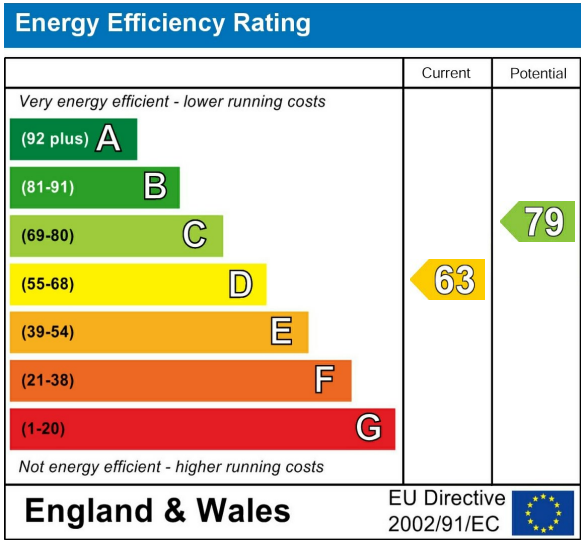
GARDEN APARTMENT Located within a well regarded purpose built GATED DEVELOPMENT positioned only a stone's throw from the heart of Chorlton Village and all local amenities is this superbly presented TWO DOUBLE BEDROOM GARDEN APARTMENT offering in excess of 800sqft spacious, versatile accommodation, ideal for a young couple/ family or for those looking to downsize. This splendid property is offered for sale in MOVE-IN READY CONDITION having been maintained to an excellent standard throughout by the current owners and not only boasts a PRIVATE GARDEN, larger than the average garden of an equivalent sized period terrace, but further benefits from a 28FT OPEN PLAN LIVING/DINING KITCHEN as well as an ALLOCATED PARKING SPACE in the SECURE UNDERCROFT CAR PARK. The property is ideally located for all local amenities and transport links, with Chorlton Metrolink station at the end of the road providing fast access to both the city centre and nearby airport, plus the array of independent shops, cafes and restaurants that line Beech Road are all within easy walking distance. The accommodation briefly comprises: communal entrance hallway, entrance hall, delightful open plan living/dining/kitchen with engineered wooden flooring, modern kitchen with SOLID GRANITE WORKTOPS and integrated appliances, two generously proportioned double bedrooms and spacious bathroom, fitted with a modern three piece suite with tiled walls and flooring. Externally, a walled split level garden features a sunny stone flagged patio area with raised beds and large lawn. There is also a well maintained Southerly facing communal courtyard garden and undercroft car park, where this property benefits from an allocated space plus there are ample visitor parking spaces. Double glazing and electric room heaters have been installed throughout and an internal viewing of this superb property is most highly recommended.

- Two double bedroom garden apartment
- 800sqft versatile accommodation
- 28ft open plan living/dining/kitchen
- Allocated parking in secure, gated undercroft car park
- Well regarded purpose built development
- Immaculately presented and move-in ready condition
- Kitchen with solid granite worktops
- Stone's throw from Chorlton Village
- 0.2 mile walk to the Metro (Chorlton)
- Council Tax: C. EPC: D.



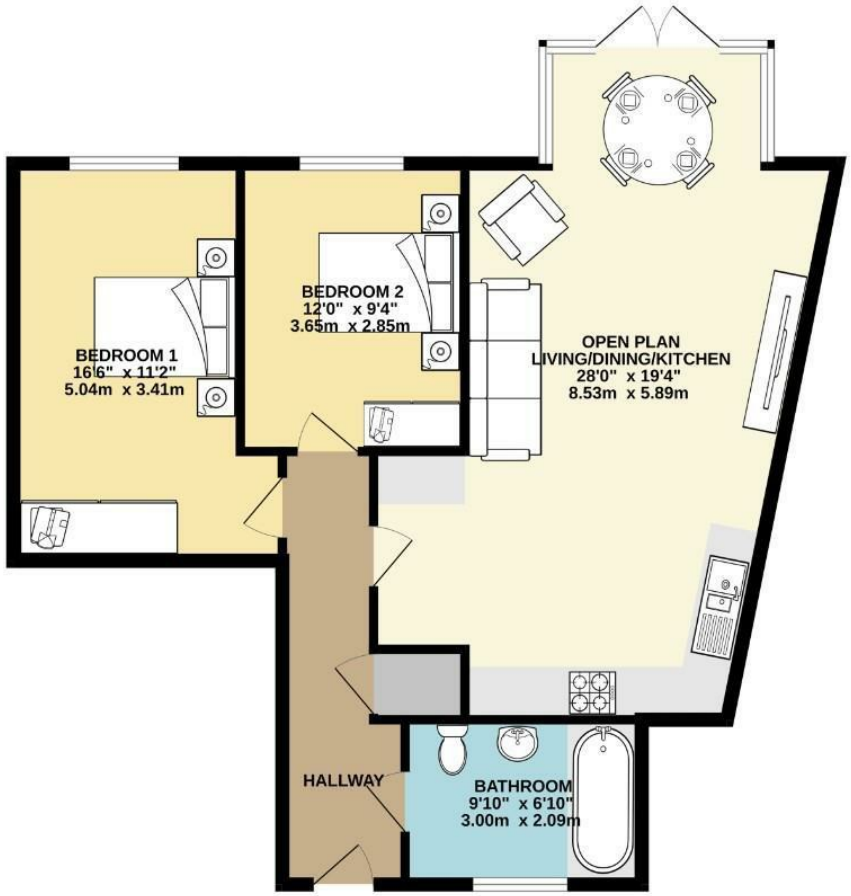








GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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 mis-statement. 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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