



jordan fishwick

Flat 1 Regent Court, Withington Road, M16 8EE

Guide Price £145,000



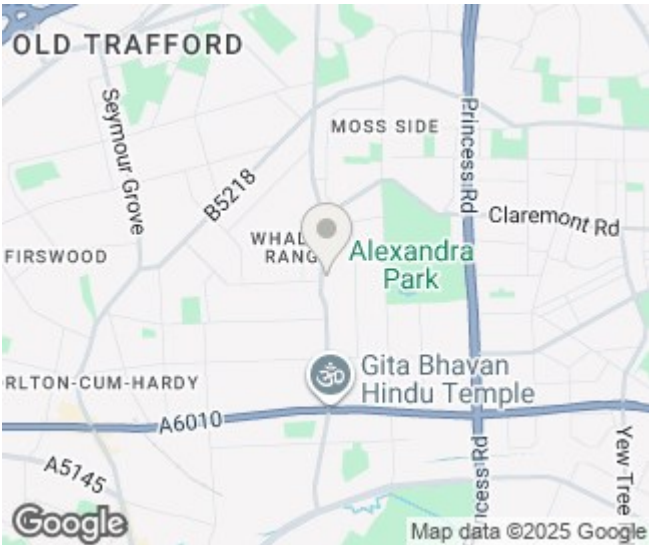
**Flat 1 Regent Court, 155-157
Withington Road, Whalley
Range, Manchester, M16 8EE**
Offers Over £145,000




The Property

A delightful ONE DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT located within a well regarded purpose built development in the leafy suburb of Whalley Range. This splendid property will prove ideal for first time buyers or buy to let investors alike and benefits from direct access to well maintained communal gardens as well as OFF ROAD RESIDENTS PARKING. Located only a short stroll from all local amenities, city centre transport links and Alexandra Park, this splendid apartment is not one to be missed. The accommodation briefly comprises: communal entrance hallway, vestibule. spacious entrance hall with large airing/storage cupboard, 17ft lounge with large bay window and French patio doors opening to communal gardens, kitchen, one double bedroom and bathroom, fitted with a modern three piece suite. Double glazing and electric heating has been installed throughout. Externally, there are well maintained lawned gardens to both the front and rear of the development with mature trees and plants. There is ample off street parking available to all residents and an internal viewing of this fine property is strongly recommended. Council Tax: A. EPC: D

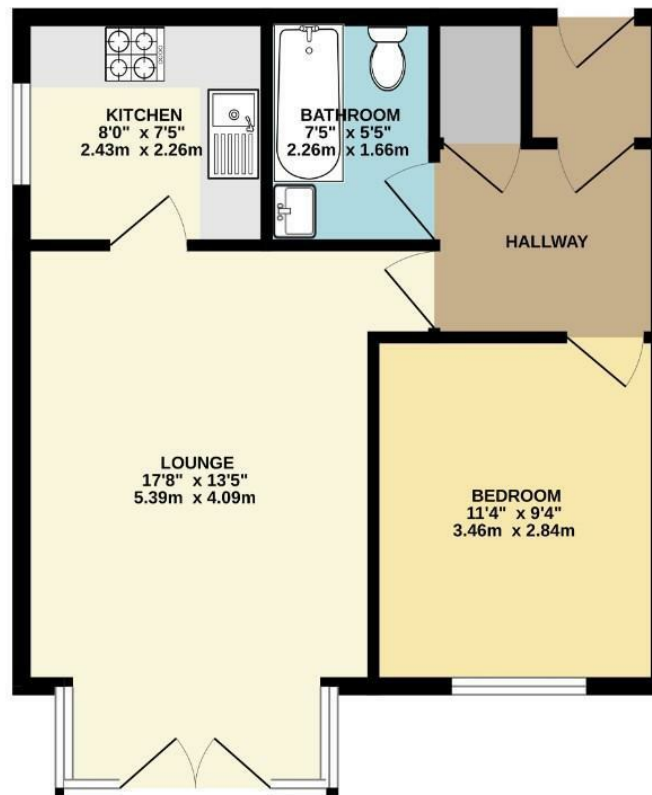
- Delightful ground floor garden apartment
- One spacious double bedroom
- 17ft living/dining room
- Well placed for all local amenities and transport links
- Off road residents parking
- French patio doors opening out to communal gardens
- Ideal first time buy or investment property
- Walking distance to multiple local parks
- Council Tax: A. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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