



jordan fishwick

Flat 23 Alexandra Park House, 28 Alexandra Road South,
Whalley Range, M16 8HU
Guide Price £220,000

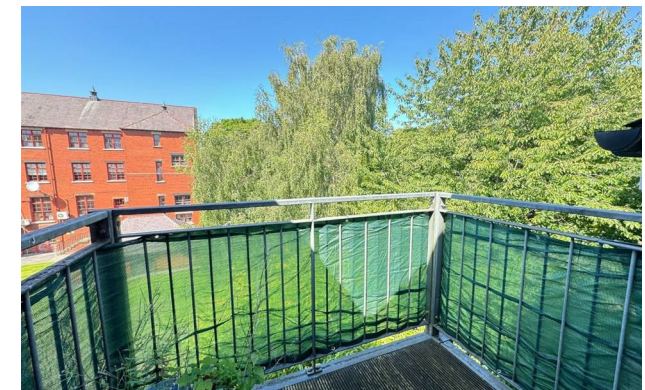


The Property

*****NO CHAIN***** An immaculately presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT located in a well regarded GATED DEVELOPMENT in the leafy South Manchester suburb of Whalley Range, opposite Alexandra Park. This splendid property boasts a delightful 21FT OPEN PLAN LIVING/DINING/KITCHEN with PRIVATE BALCONY as well as VAULTED CEILINGS THROUGHOUT and is offered for sale in MOVE-IN READY CONDITION having recently been renovated to an excellent standard throughout. Positioned only a short stroll from all local amenities and transport links, this delightful property spacious and light accommodation ideal for a young couple/first time buyers or buy to let investors alike. The accommodation briefly comprises: communal entrance hallway with both STAIRS AND LIFT to all floors, entrance hallway with large storage cupboard, delightful open plan living/dining/kitchen with recently refitted kitchen with gloss grey units and marble effect worktops, main bedroom with brand newly fitted EN-SUITE shower room, second good sized double bedroom, bathroom, also refitted with a new three piece suite and feature tiling. Double glazing and gas central heating have been installed throughout. Externally, the electric gates open to the development and there is SECURE OFF ROAD RESIDENTS PARKING within the grounds as well as a well maintained communal lawn and BBQ area. An internal viewing of this fine property is highly recommended. Council Tax C. EPC: B.

**Flat 23 Alexandra Park House, 28
Alexandra Road South, Whalley
Range, Manchester, M16 8HU**

Guide Price £220,000



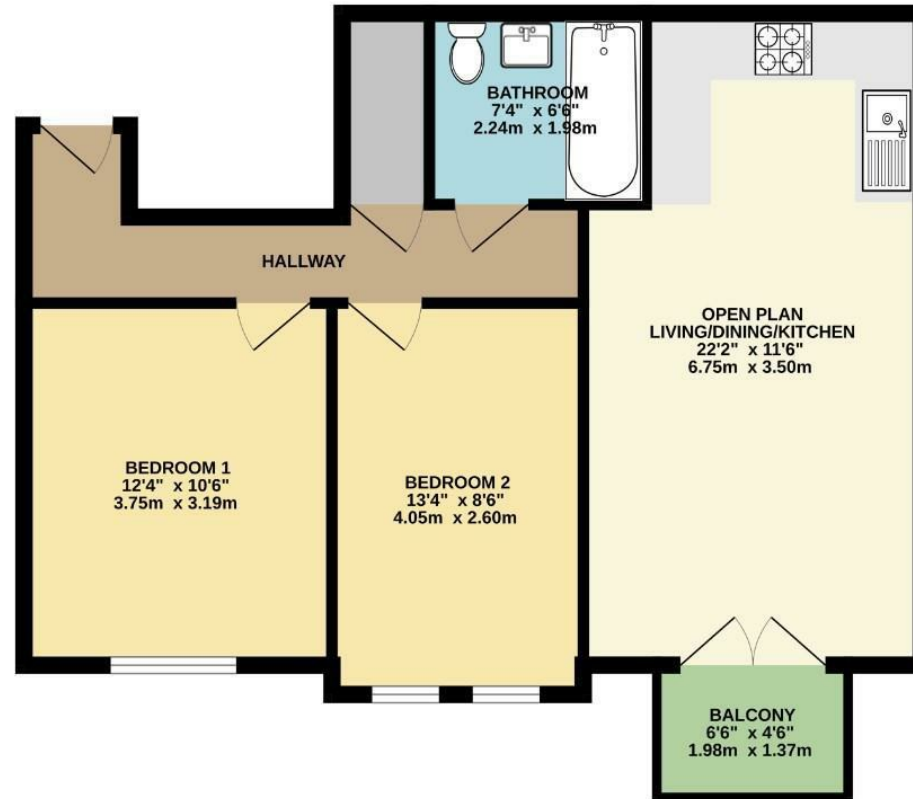
- NO CHAIN
- Move-in ready condition having been recently updated to an excellent standard throughout
- Two double bedrooms
- 22ft open plan living/dining/kitchen
- Balcony
- Ideally located for all local amenities and transport links
- Gated development with secure off road residents parking
- Ideal first time buy or buy to let investment
- Lift and stairs to all floors



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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.
Made with Metropix ©2025



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 at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington