



jordan fishwick

21 Albany Road, M21 0AY
£1,295 Per Calendar Month

**Albany Road Chorlton M21
0AY**

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The Property

**** AVAILABLE JULY **** A delightful and charming 2 Double Bedroom ground floor Duplex apartment located in a beautiful period property in the heart of Chorlton Cum Hardy. Located a short walk (100m) from the Metro Link (for the Airport or City Centre) Bus stops, shops, bars and restaurants in the vibrant Chorlton village centre. The property is one of three in the building. Briefly comprises: Communal entrance hall, lounge, fitted kitchen, two double bedrooms and two and a half bathrooms. Both bedrooms feature walk in wardrobes and the master has an en-suite walk in wet room. This apartment is ideal for young professionals and is available for sharers.

***** To arrange a viewing please call 0161 393 7539 *****

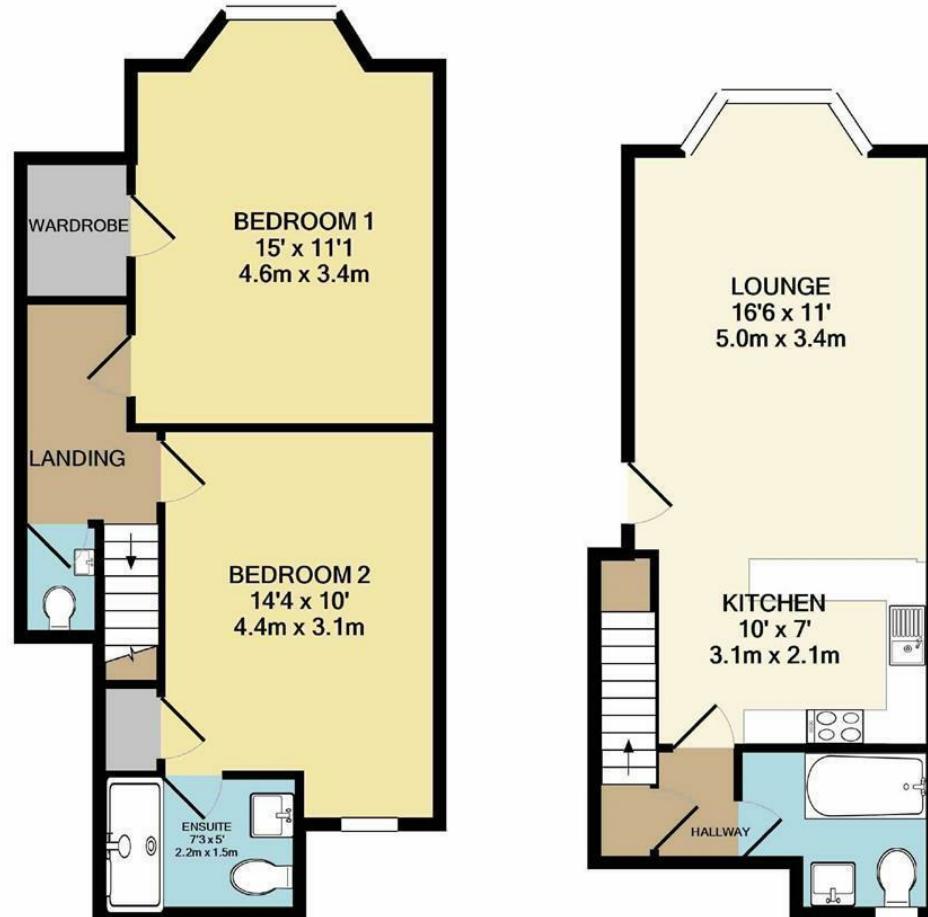


- Council Tax band A - EPC B
- 2 Double bedroom
- 2 Bathroom
- Central Chorlton location
- Furnished
- Close to all amenities & transport links
- Available July



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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





LOWER GROUND LEVEL
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington