



Jordan fishwick

Flat 16 Tealby Court, Wilbraham Road, Chorlton, M21 0XB

Guide Price £200,000



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The Property


*****NO CHAIN***** A beautifully presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT, located in a well regarded and sought after purpose built development ideally situated for both Chorlton Village and the Metro. Set within mature landscaped gardens, this delightful apartment provides spacious and light accommodation throughout ideal for a young couple or first time buyer. Benefitting from both a private GARAGE PROVIDING OFF ROAD PARKING and use of a secure communal car park, this splendid apartment is not one to be missed. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hallway, spacious TWENTY FOOT LOUNGE DINING ROOM with full height window with views over the communal gardens, kitchen, two double bedrooms, the main with fitted wardrobe and bathroom, fitted with a modern three piece white suite. Externally there are large, well maintained communal gardens and a private, secure residents car park, bike shed and this particular property benefits from its own garage. An internal viewing of this fine property is most highly recommended. Sold with no vendor chain.

**** NB: The lease does not permit for this property to be let out ****



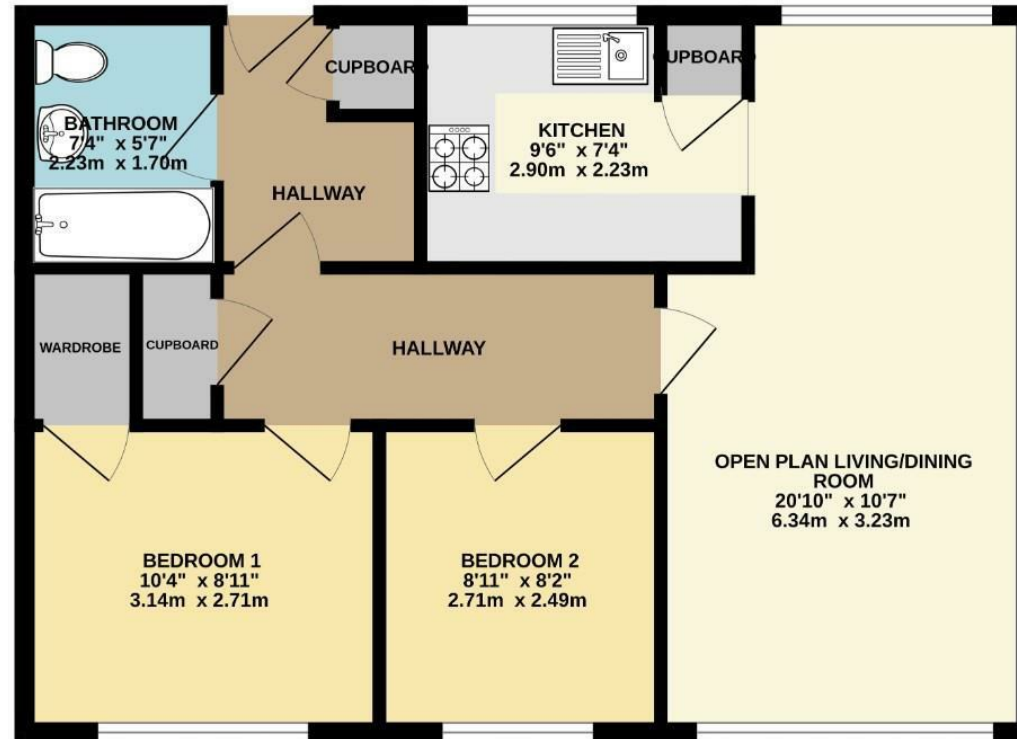
- NO CHAIN
- Well presented top floor apartment
- Two double bedrooms
- 20ft living / dining room
- Garage providing secure off road parking and use of secure communal car park
- Well maintained communal gardens
- Double glazing and electric heating
- Ideally placed for both Chorlton Village and the Metro



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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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