



Jordan fishwick

Flat 16 Aylesby Court, Wilbraham Road, M21 0US

Guide Price £185,000



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The Property

*****COMPLETE CHAIN***** A superbly presented, **RECENTLY RENOVATED ONE DOUBLE BEDROOM TOP FLOOR APARTMENT** located within the well regarded Aylesby Court development on Wilbraham Road. This delightful property will prove ideal for a young couple or first time buyer and is located only 5 MINUTES WALK FROM THE METRO and just a short stroll from all local amenities in Chorlton Village. Set within mature landscaped gardens, this wonderful property has been tastefully updated and decorated throughout by the current owner and benefits from **SECURE OFF ROAD PARKING**. The accommodation briefly comprises: communal entrance hall with stairs to second floor landing, entrance hallway, lounge with full height windows overlooking the communal gardens, **NEWLY FITTED KITCHEN** with navy shaker style units and integrated appliances, one double bedroom with feature wooden panelling and fitted wardrobe, **BATHROOM WITH UNDERFLOOR HEATING**, fitted with a modern three piece suite and over bath shower, storage cupboard. Double glazing has been installed throughout and the property is heated by electric panel heaters. Externally, there is a secure gated car park providing off street residents parking and extensive, well maintained communal gardens surround the development. An internal viewing of this delightful apartment is most highly recommended. Sold with a complete chain - the vendors have had an offer accepted on a property that is being sold with no onward chain.

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

****NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is an employee with Jordan Fishwick West LTD Estate Agents.****

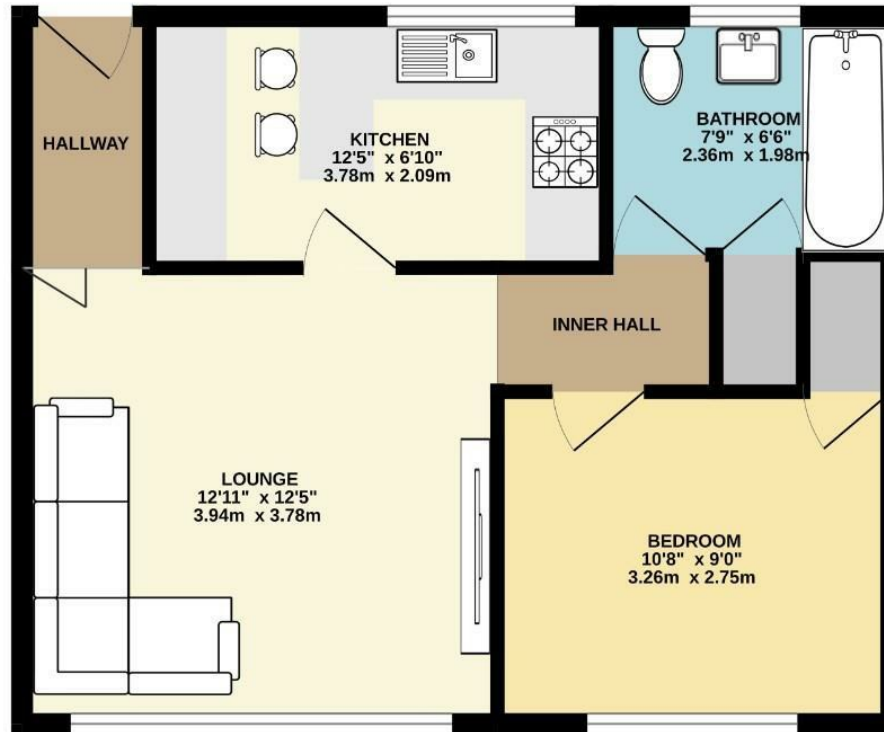
- COMPLETE CHAIN - the vendors have had an offer accepted on a property that is sold with no chain
- Newly renovated one double bedroom TOP FLOOR apartment
- Well regarded purpose built development
- 5 minute walk to the Metro (St Werburgh's)
- Move-in ready condition
- Well maintained communal gardens
- Secure off road parking
- Short walk to both Chorlton Village and Beech Road
- Large bathroom with underfloor heating
- Ideal first time buy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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