



Jordan fishwick

Flat 13 Regent Court, Withington Road, M16 8EE

Offers Over £140,000



**Flat 13 Regent Court, 155-157
Withington Road, Whalley Range,
Manchester, M16 8EE**
Offers Over £140,000




The Property

*****NO CHAIN - PRICED TO SELL***** A delightful, bright ONE DOUBLE BEDROOM TOP FLOOR APARTMENT with GARAGE, located in this well regarded purpose built development in leafy Whalley Range. This superb property will prove ideal for first time buyers or buy to let investors alike and benefits from both well maintained communal gardens and OFF ROAD RESIDENTS PARKING. Positioned only a stone's throw 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 with stairs to third floor landing, spacious reception hall, SEVENTEEN FOOT LOUNGE / dining room with JULIETTE BALCONY overlooking the communal gardens, kitchen, one double bedroom and bathroom, fitted with a 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 with mature trees and hedgerow. An internal viewing of this fine property is most highly recommended. Sold with no onward chain.

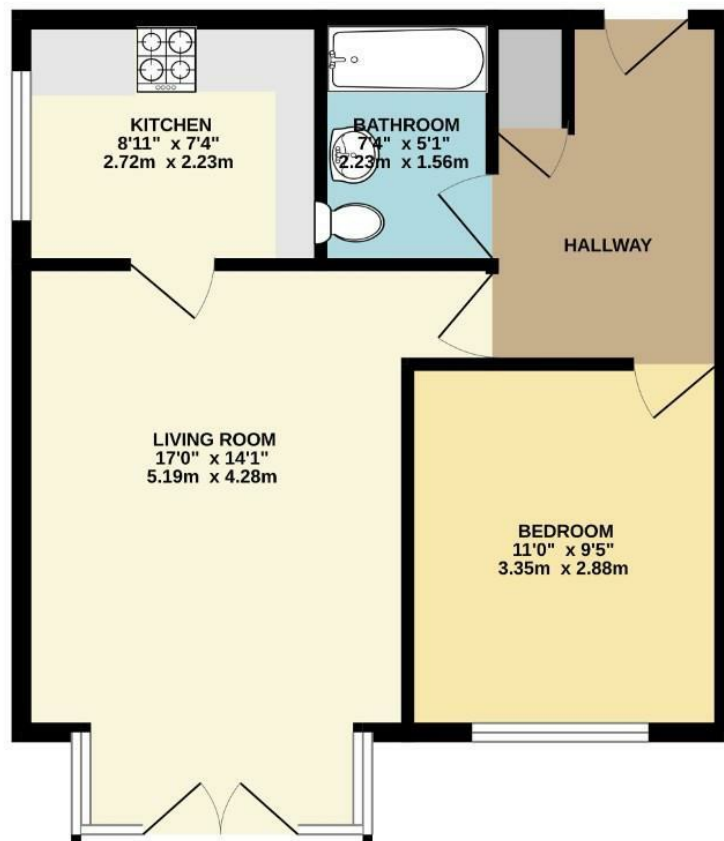
- NO CHAIN - PRICED TO SELL
- Delightful, bright one double bedroom top floor apartment
- Allocated garage and off road residents parking
- Large 17ft living/dining room
- Juliette balcony and well maintained communal gardens
- Ideal first time buy or investment property
- Stone's throw from Alexandra Park
- Double glazing and electric heating
- 999 Year Lease (From 1975)



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



472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.8 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 misstatement. 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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