



*Jordan fishwick*

40-42 Warwick Road, M21 0AX  
£1,295 Per Calendar Month



## Warwick Road Chorlton M21 0AX

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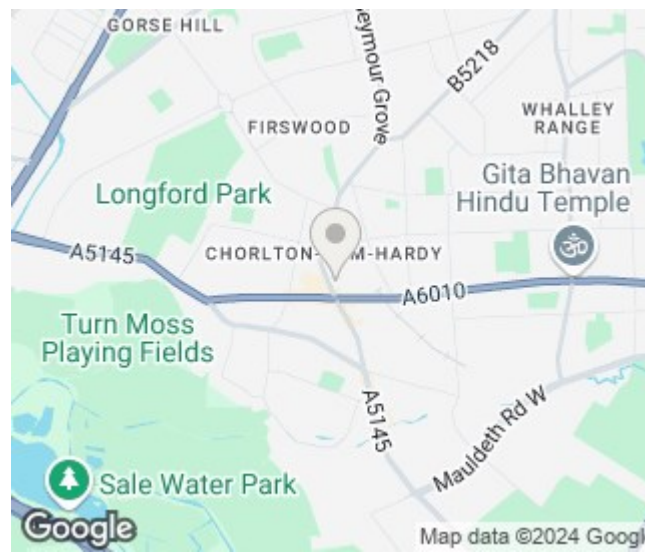


### The Property

\*\*\*\*AVAILABLE NOW \*\*\*\* We are delighted to offer this two bedroom two bathroom ground floor apartment, in a converted house of six apartments. Located a short walk from the Metro Link, bus stops, shops and the vibrant Chorlton village centre. The property is fully furnished and perfect for young professionals and is available for sharers. Comprises briefly: Entrance hall, lounge, fully fitted kitchen, en-suite master bedroom and second double bedroom, family bathroom. Fully furnished, double glazing and led lighting throughout. Internal viewing highly recommended. Off road parking available.

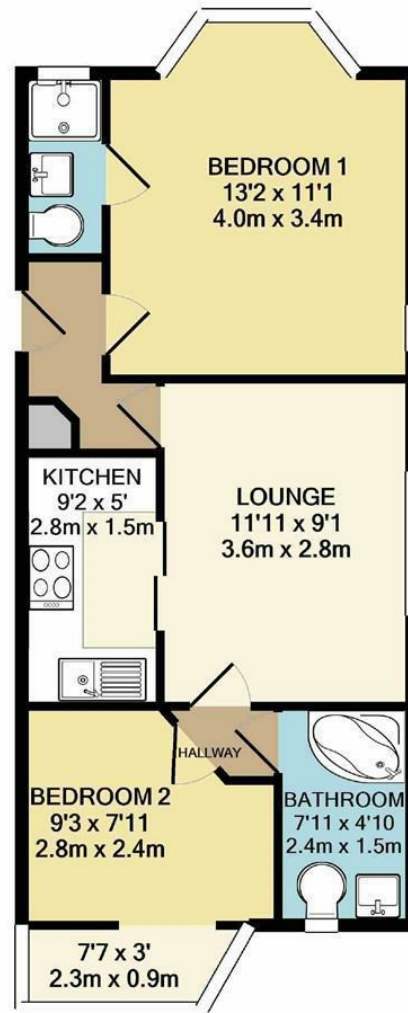
\*\*\*\*\*To arrange a viewing please call 0161 393 7539 \*\*\*\*\*

- Council Tax Band A - EPC E
- 2 Bedroom
- 2 Bathroom
- Close to Metro links & all amenities
- Parking available
- Furnished
- Available Now



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.7 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