



*Jordan fishwick*

Flat 9 Alexandra Park House, Alexandra Road South,  
Whalley Range, M16 8HU  
Guide Price £195,000





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Alexandra Road South, Whalley  
Range, Manchester, M16 8HU**  
Guide Price £195,000



**The Property**

**\*\*\*NO CHAIN\*\*\*** A delightful TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT in a desirable purpose built development in the leafy suburb of Whalley Range. Adjacent to Alexandra Park this splendid property is offered for sale in MOVE-IN READY CONDITION having been recently refurnished and further benefits from SECURE, GATED PARKING. Positioned only a short stroll from all local amenities and transport links, this delightful property spacious and light accommodation ideal for a young couple/first time buyers or buy to let investors alike. The accommodation briefly comprises: communal entrance hallway with stairs and lift to the first floor landing, entrance hallway, 21ft open plan living/dining/kitchen with Southerly facing Juliette balcony, main bedroom with EN-SUITE shower room, second generously proportioned double bedroom and bathroom, fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, the electric gates open to the development providing SECURE OFF ROAD RESIDENTS PARKING within the grounds and there is a well maintained communal lawn and BBQ area. An internal viewing of this fine property is highly recommended. Council tax band B. EPC rating B



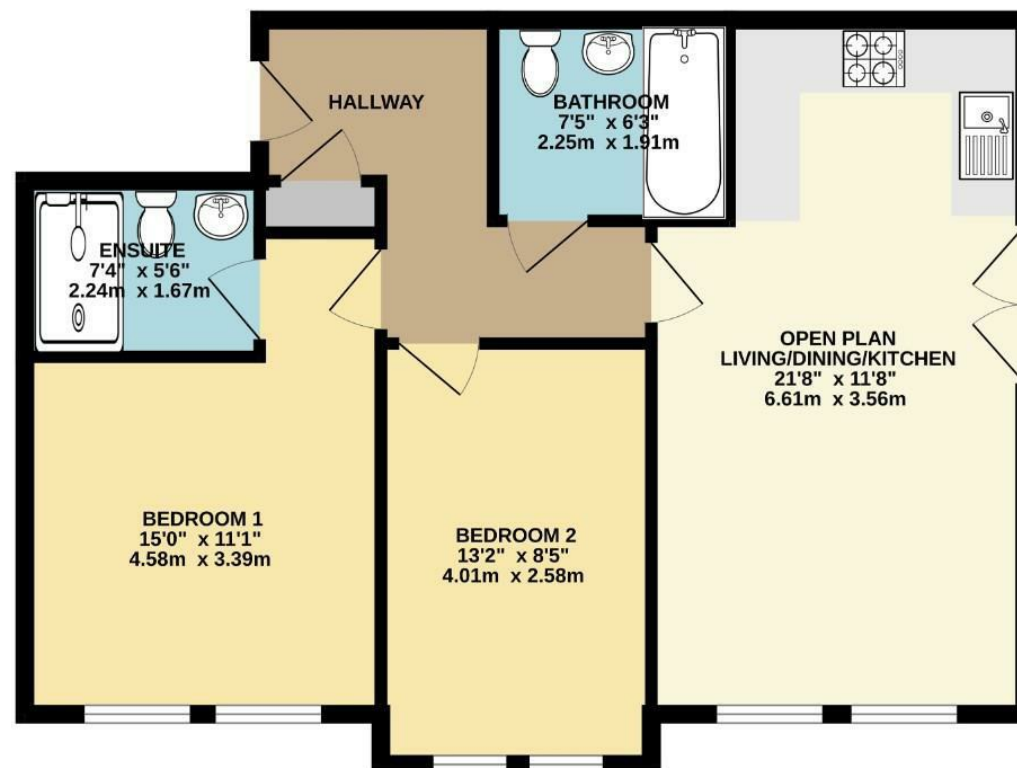
- NO CHAIN
- Well presented first floor apartment
- Two double bedrooms and two bathrooms
- Move-in ready condition
- Gated development with secure off road residents parking
- Directly opposite Alexandra Park
- Ideally located for all local amenities and transport links
- Lift and stairs to all floors
- Ideal first time buy or buy to let investment
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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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