



*Jordan fishwick*

Apt 3 The Quadrangle, Chorlton, M21 0AW  
Guide Price £325,000





### The Property

Located within a well regarded purpose built development positioned only a stone's throw from Chorlton Village is this immaculately presented TWO DOUBLE BEDROOM GARDEN APARTMENT providing in excess of 800sqft versatile accommodation, ideal for a young couple or family. This splendid property not only boasts a private garden, larger than the average garden of an equivalent sized period terrace, but further benefits from a 28FT OPEN PLAN LIVING/DINING KITCHEN as well as an ALLOCATED PARKING SPACE in the undercroft residents car park. Having been tastefully updated throughout by the current owners, this delightful apartment is offered for sale in MOVE-IN READY condition and is ideally located for all local amenities and transport links with Chorlton Metrolink station at the end of the road. The accommodation briefly comprises: communal entrance hallway, entrance hall, superb open plan living/dining/kitchen with engineered wooden flooring and modern kitchen with SOLID GRANITE WORKTOPS and integrated appliances, two well proportioned double bedrooms and spacious bathroom, fitted with a modern three piece suite with tiled walls and flooring. Externally, a walled split level garden enjoys a sunny stone flagged patio area with raised beds and large lawn. There is also a well maintained Southerly facing communal courtyard garden and undercroft car park, where this property benefits from an allocated space, and ample visitor parking spaces. Double glazing and electric heating has been installed throughout. An internal viewing of this superb property is most highly recommended. Council Tax: C. EPC: D.

## Apt 3 The Quadrangle, 6 Albany Road, Chorlton, Manchester, M21 0AW

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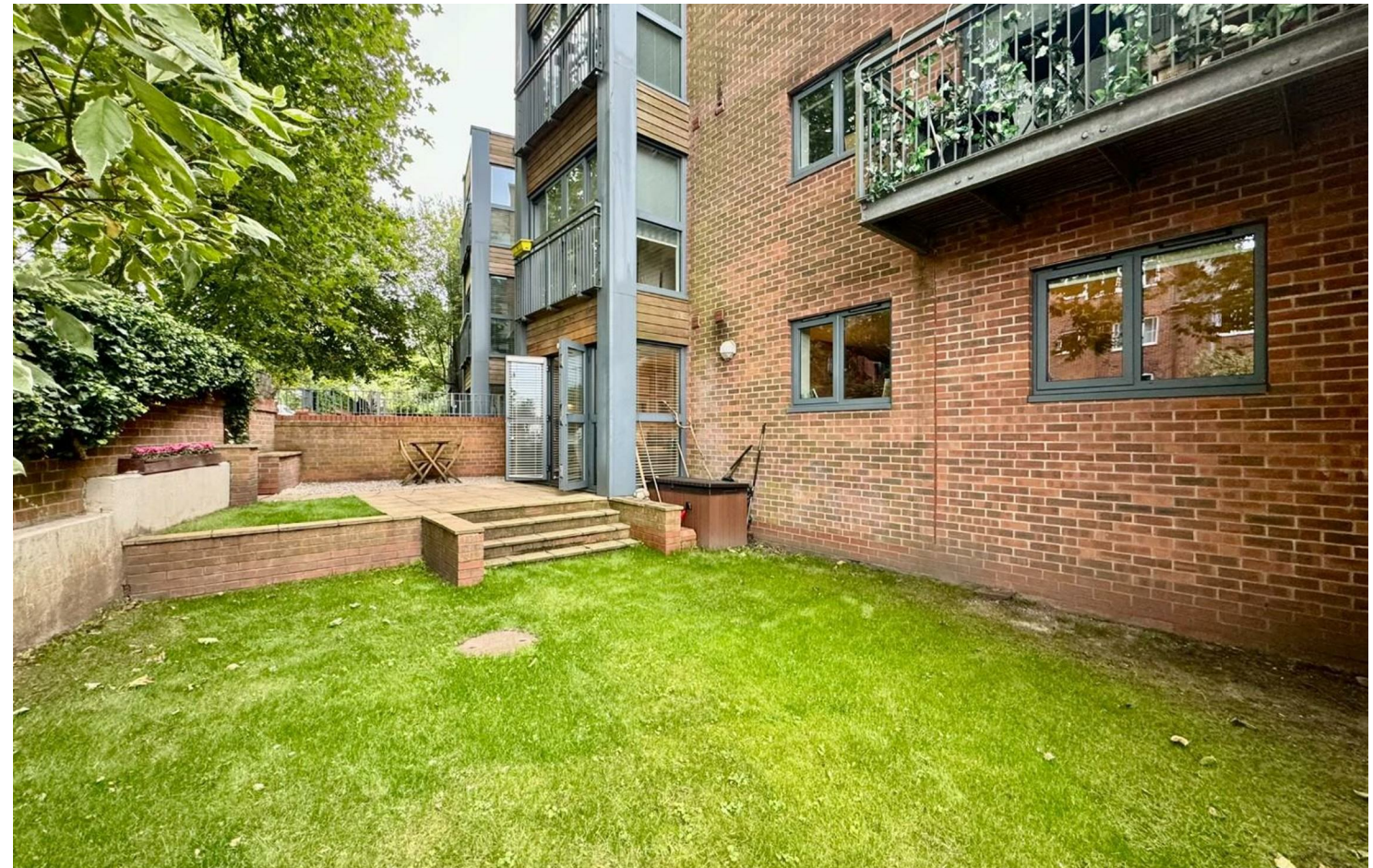




- Two double bedroom garden apartment
- 800sqft versatile accommodation
- 28ft open plan living/dining/kitchen
- Allocated parking in secure, gated undercroft car park
- Well regarded purpose built development
- Immaculately presented and move-in ready condition
- Kitchen with solid granite worktops
- Stone's throw from Chorlton Village
- 0.2 mile walk to the Metro (Chorlton)
- Ideal for young couple/family or first time buyers

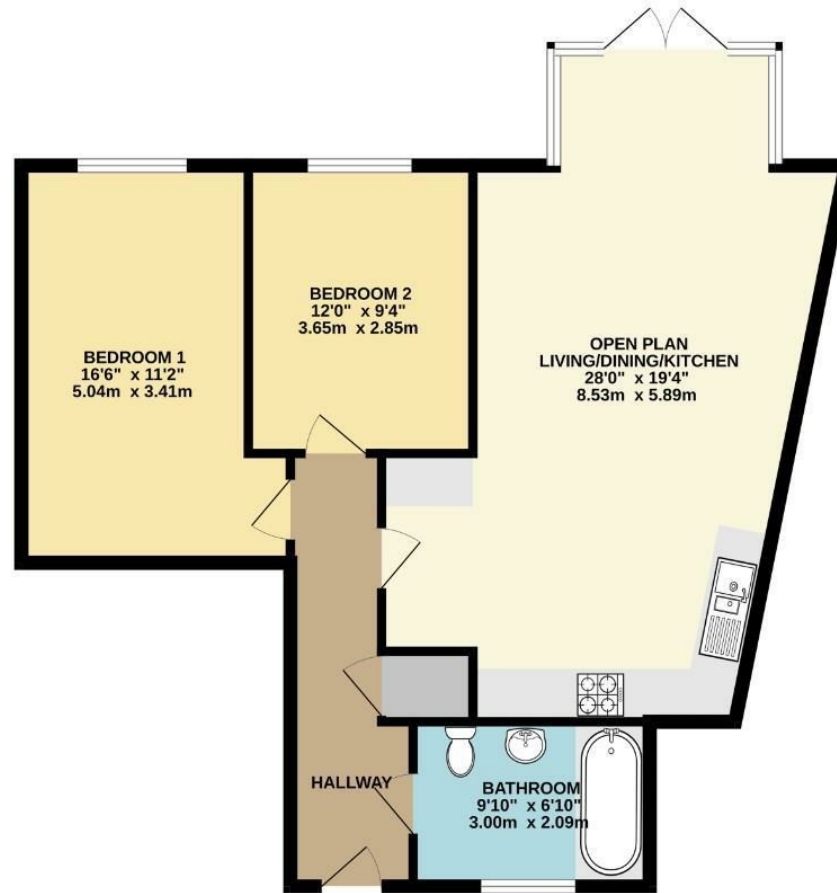


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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 is given as to their operability or efficiency can be given.  
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