



*Jordan fishwick*

Flat 6 Hamstead House, 540 Wilbraham  
£1,450 Per Calendar Month



## Hamstead House Chorlton M21 9LD

£1,450 Per Calendar Month



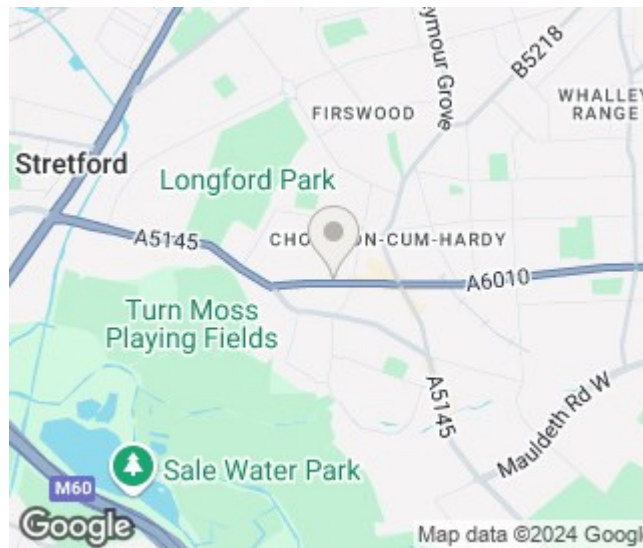
### The Property

\*\*\*\* AVAILABLE NOW \*\*\*\* We are delighted to offer this first floor apartment within a completely renovated and refurbished Victorian mansion house which has been finished to the highest of standards throughout. The light bright accommodation comprises: communal entrance hallway with stairs to first floor landing, entrance hall, OPEN PLAN lounge/dining/kitchen with large feature window seat, solid granite work tops and window sills with solid oak flooring throughout, two excellently proportioned double bedrooms, stunning bathroom with brand new suite and a useful utility cupboard with space for a washing machine and dryer.

The property is situated only a few minutes walk from Chorlton Village, all local amenities and the metro, providing fast access to the City Centre and Airport. There is off road allocated parking and communal garden to rear. Early viewing of this stunning apartment is highly recommended.

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

- Council tax B - EPC C
- Large Open plan Lounge/Kitchen
- 2 Double Bedroom
- Fully fitted kitchen with integrated appliances
- Period Conversion
- Off road parking & Garden Pod
- Available Now



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	81
(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	





TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 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