



*jordanfishwick*

Cosgrove Hall, Albany Road  
Chorlton



## The Property

\*\*\*\* AVAILABLE NOW \*\*\*\* Located within the highly regarded and sought after McCarthy and Stone Cosgrove Hall Court development is this superbly presented and larger than average Two Double Bedroom, Two Bathroom First Floor Apartment. This splendid property boasts spacious and light accommodation throughout enjoying a Westerly aspect and will prove ideal for those looking to downsize whilst remaining just a stone's throw from Chorlton Village, all local amenities and transport links and is available to those over 60 (over 55s for a couple). This superb apartment further benefits from use of a large communal lounge area with kitchen facilities, well maintained communal gardens and grounds, a splendid Roof Top Terrace as well as a residents laundry room. The accommodation briefly comprises: entrance hallway with stairs and lift to first floor landing, entrance hall, 23ft Lounge with West facing Juliette balcony, kitchen with integrated appliances, 24ft Main Bedroom suite with Walk in wardrobe and Ensuite Bathroom, second well proportioned double bedroom, wet room, large cloakroom/storage cupboard. The apartment benefits from use of the on-site guest suite available for visitors upon request via the house manager. The property further benefits from double glazing and electric underfloor heating throughout, the heating is included within the rent.

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

## Directions

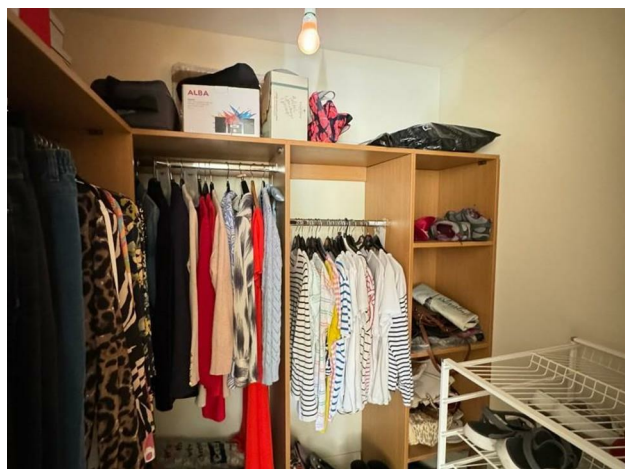
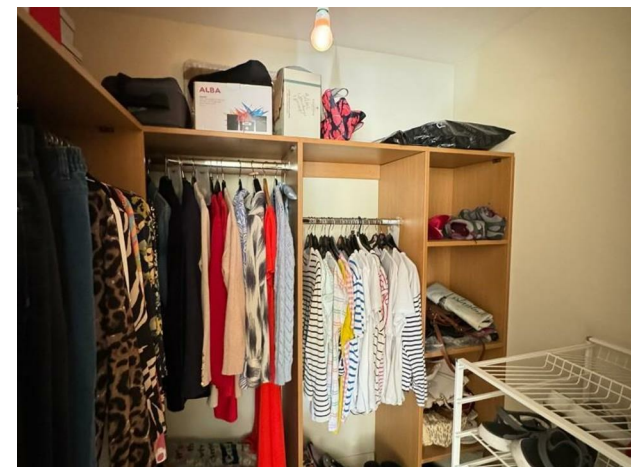
# Cosgrove Hall, Albany Road Chorlton M21 0BA

£1,450 Per Calendar Month

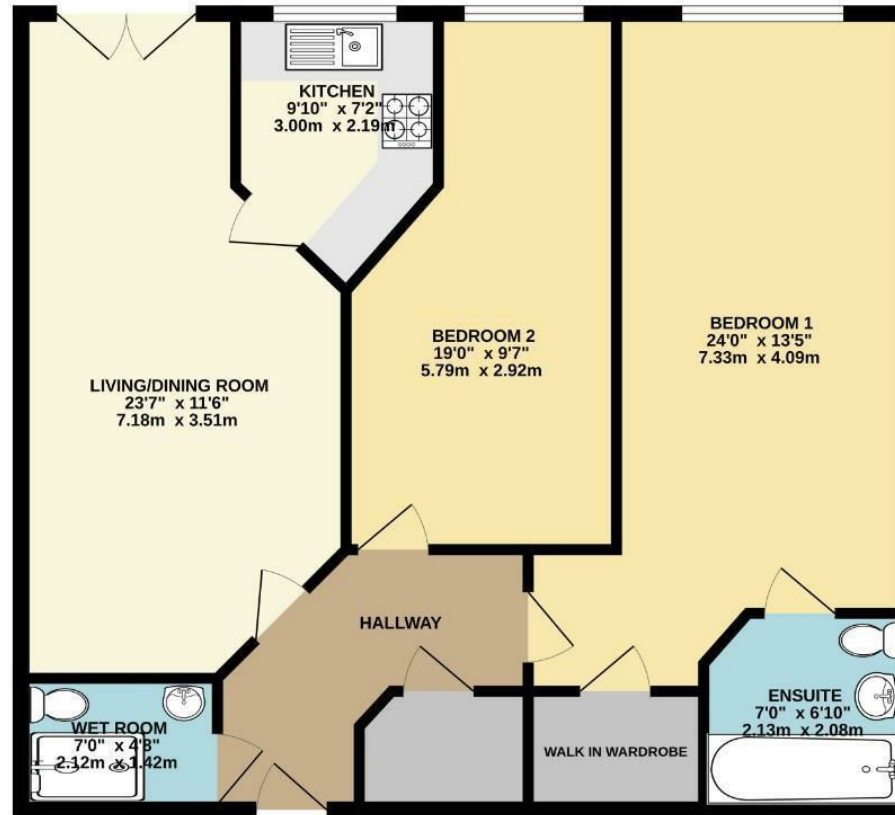


- Council Tax Band D - EPC B
- Larger than average two double bedroom, two bathroom first floor apartment
- West facing Juliette balcony - Communal Roof Terrace.
- Prestigious McCarthy and Stone development in the heart of Chorlton
- Suitable for all over 60's or 55's for couples - Heating included in Rent
- Guest suite available for visitors
- Available Now

Postcode - M21 0BA  
 EPC Rating - B  
 Floor Area - sq ft  
 Local Authority - Manchester  
 Council Tax - D



FIRST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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410-412 Barlow Moor Road, Chorlton, Manchester, M21  
8AD

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)