

**Flat 16 Weller Court, 38 Stanley Road, Whalley Range, M16 8HS**

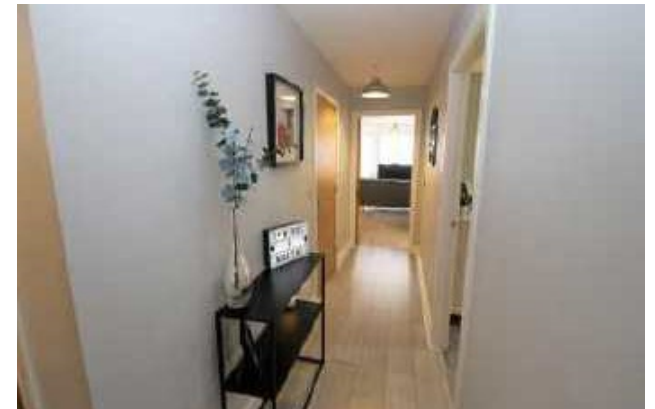


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# Price: £195,000

**\*\*VIDEO TOUR AVAILABLE\*\*** A stylishly presented & immaculate, TWO DOUBLE-BEDROOMED, first floor apartment set within this attractive, modern, gated development positioned on a residential tree-lined road off Withington Road here in Whalley Range. Walking distance to Alexandra Park with its cycling and running routes, there are a selection of independent bars/restaurants nearby including The Hilary Step' bar and Jam Street Café' on Upper Chorlton Road. Tesco Metro is a five-minute walk on Withington Road and there are fantastic transport links giving you direct access into the City Centre. This stunning apartment offers well-designed accommodation throughout: a communal entrance hallway with a lift to all floors; a private entrance hallway with ample storage and a utility area; an impressive open-plan fitted kitchen/lounge/dining room, two double bedrooms; (the master with white en-suite shower-room); and an attractive white three-piece family bathroom. The apartment benefits from: allocated secure gated off-road parking to the rear; locked bike store; double-glazed windows; central heating; and well-established communal lawned gardens rear. Ideally suited to a young professional or a couple. Early viewing is highly recommended to avoid disappointment.



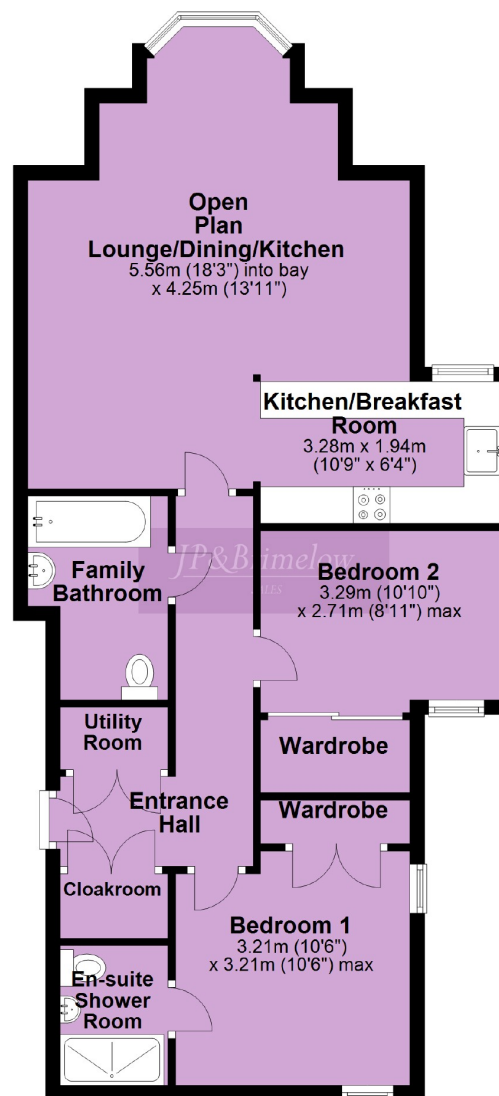


EPC Chart

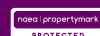


Leasehold The property is LEASEHOLD. With an original lease of 150 years and 134 years remaining. The monthly service charge is £83.33 Pcm. (Information as per current vendor) February 2021. Council Tax Band: B

## First Floor



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