

JP&Brimelow

SALES

Price: £145,000



Flat 4 Park Lodge 7-9 Alexandra Road
South, Whalley Range, M16 8NZ

DESCRIPTION

A spacious & well presented, TWO DOUBLE BEDROOMED, ground floor apartment with it's own private entrance situated in this modern development here in Whalley Range. This popular gated development is well positioned for the City centre, Alexandra Park, Whalley Range centre and Chorlton with it's selection of bars/cafe/restaurants and the Metrolink giving you direct access into City life, Media City and Manchester International Airport. The well-planned accommodation comprises; a private entrance, porch, lounge/dining room, fitted kitchen/breakfast, inner hallway/study area, two double bedrooms and a a white three-piece bathroom suite. The property is warmed by GFCH, double glazed throughout, well maintained lawned communal gardens to the front and rear aspect and secure off-road parking accessed via electric gates. Will suit either a first-time buyer or a professional couple and early viewing is highly recommended.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

PORCH

Entered via a double glazed door. Ceiling light point. Wall mounted fusebox. Laminate wooden flooring.

THROUGH LOUNGE/DINING ROOM

Double glazed window to the front aspect. Ceiling light point. Ceiling coving. Double radiator. Television point. Telephone point. Laminate wooden flooring. Doors leading to:

KITCHEN

Double glazed window to the side aspect. Four inset ceiling spot lights. Ceiling extractor fan. Cupboard housing the wall mounted boiler. Fitted with a range of base and eye level units incorporating a stainless steel sink with a mixer tap over and tiled splash backs. Integrated oven. Integrated four ring gas hob with stainless steel extractor hood over. Integrated fridge/freezer. Space and plumbing for a washing machine.

HALLWAY/OFFICE AREA

Ceiling light point. Ceiling coving. Telephone point. Laminate wooden flooring. Doors leading to:

BEDROOM ONE

Double glazed window to the side aspect. Ceiling light point. Ceiling coving. Single radiator. Telephone point. Laminate flooring.

BEDROOM TWO

Double glazed window to the front aspect. Ceiling light point. Ceiling coving. Double radiator. Television point. Laminate flooring.

FAMILY BATHROOM

Four inset ceiling spot lights. Ceiling coving. Ceiling extractor fan. Fitted with a three piece suite comprising a panelled bath with a shower over. A low level W.C. A vanity sink unit with a storage cupboard underneath. Shaver point. Single radiator. Tiled flooring.

EXTERNALLY

To the front aspect there is a low level brick boundary wall with decorative railings. A pedestrian gate with a double electric gate leading to a driveway leading to the rear communal car park. A paved pathway leads to apartment 4 which has it's open private entrance at the front of the development. There is a lawned communal area to the front and to the rear aspect benefits from a communal garden mainly laid to lawn to the rear aspect with parking.

DIRECTIONS

From the Chorlton office, at the first set of traffic lights turn right into Wilbraham Road. Continue along Wilbraham Road through three sets of traffic lights and take the left hand turning into Alexandra Road South. The development can be found on the right-hand side clearly marked by a JP & Brimelow 'for sale' board half way down the road before Alexandra Road South Park.

TENURE

Leasehold With an original lease of 999 years and 984 years remaining. The annual service charge is £1140. Annual ground rent of £130.00. (Information as per current vendor) 6th February 2018.

ASSESSMENT

Council Tax Band A

JP&Brimelow

SALES

FINANCIAL INFORMATION

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail: Brendan@brownfinancialservices.co.uk, Mob: 07764942896. Landline: 0161 976 2628.

Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

Your home may be repossessed if you do not keep up repayments on your mortgage.

LOCAL INFORMATION

For more information with regards to local transport links and the Metrolink please visit www.gmp-te.com. For information with regards to schools please visit www.manchester.gov.uk

VIEWING

By appointment through the Agent

EPC Chart



FLOOR PLANS

Not to Scale. For Illustration purposes only.

Ground Floor

