Price: £175,000



SALES



Flat 13 Tealby Court, 489 Wilbraham Road, Chorlton, M21 0XB

Chorlton & Didsbury Sales

430 Barlow Moor Road, Chorlton, Manchester, M21 8AD

Chorlton: 0161 882 2233 Didsbury: 0161 448 0622

E: chorlton@jpbrimelow.co.uk

www.jpandbrimelow.co.uk

DESCRIPTION

VIDEO TOUR AVAILABLE An immaculately presented & spacious, TWO BEDROOMED, first floor apartment situated in this popular purpose-built development on Wilbraham Road here in Chorlton. It is located in a fantastic position within a couple of minutes-walk of both St Werburgh's and Chorlton Metrolink Stations giving you access into the city centre/Media City and Manchester International Airport. A ten minute stroll to the centre of Chorlton with all its independent shops/local amenities/transport links The apartment is well planned and comprises; communal entrance hallway, private entrance hall with a generous storage cupboard, an inner hallway with further storage, a spacious through lounge/dining room leading to a modern fitted kitchen/breakfast room, two well-proportioned bedrooms and a modern fitted white three piece family bathroom. The apartment benefits from; doubleglazing throughout, electric heating, secure off-road parking with a garage and well maintained communal lawned gardens. Would ideally suit a first-time buyer or a professional couple and early inspection 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.

COMMUNAL ENTRANCE HALLWAY

Entered via a hardwood door with a glass panels. Entry via an intercom. Communal post boxes. Doors leading to:

PRIVATE ENTRANCE HALLWAY

Entered via a hardwood door. Ceiling light point. Wall mounted telephone intercom. Opening to:

LANDING

Ceiling light point. Wall mounted electric heater. A cupboard housing the hot water tank and useful storage space. Doors leading to:

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA

12'1 X 10'7 (3.68M X 3.23M)

Double glazed window to the side aspect with views into the lawned communal gardens Ceiling light point. Television point. Telephone point. Electric heater. Opening to:

DINING AREA

8'2 X 7'6 (2.49M X 2.29M)

Double glazed window to the side aspect with views into the lawned communal gardens. Ceiling light point. Wall mounted electric heater. Sliding doors leading to:

FITTED KITCHEN/BREAKFAST ROOM 9'5 X 7'5 (2.87M X 2.26M)

Double glazed window to the side aspect with views into the lawned communal gardens. Ceiling light point. Fitted with a range of base an eye level units with roll edge works surfaces, Incorporating a stainless steal sink with mixer tap over and tiled splash backs, Integrated 'Hot Point' single oven with a 'Hot Point' electric hob. Space for a fridge freezer. Space and plumbing for a washing machine. Breakfast bar ideal for a stool. Useful storage cupboard.

BEDROOM ONE

10'4 X 8'9 (3.15M X 2.67M)

Double glazed window to the side aspect with views into the communal lawned gardens. Ceiling light point. A walkin storage cupboard providing ample hanging space.

BEDROOM TWO

8'9 X 8'2 (2.67M X 2.49M)

Double glazed window to the side aspect with views into the communal lawned gardens. Ceiling light point.

FAMILY BATHROOM

Ceiling light point. Fitted with a three piece white suite comprises: a panelled bath with an electric shower over. Vanity sink unit and a low level W.C. Fully tiled walls. Wall mounted cabinet. Shaver point. Tiled flooring.

EXTERNALLY

The Tealby Court development benefits from secure parking with an electric barrier leading to a tarmac driveway with access to the communal parking area. The well established and maintained communal gardens are mainly laid to lawn with well stocked flower beds with a variety of mature trees and shrubs. There is also a garage with this apartment.

DIRECTIONS

From our Chorlton office, turn right at the three banks junction set of traffic lights into Wilbraham Road and pass straight through at the next set of traffic lights passing the Morrison's petrol station. Take the fourth turning on your right into St Werburgh's Road. Tealby Court can e found immediately on your left hand via the secure barrier. The apartment can be found via the second entrance on the left hand side via the intercom system.

TENURE

Leasehold Leasehold, with an original lease of 999 years and 963 years remaining. The monthly service charge is £80. (Information as per current vendor) 6th July 2019.

ASSESSMENT

Council Tax Band B



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 property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

LOCAL INFORMATION

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

VIEWING

By appointment through the Agent

EPC Chart

Date of assessment: 06 M Date of certificate: 07 M Use this document to:	loor flat May 2014 May 2014	Reference number: Type of assessment: Total floor area:	8909-8566-4129- RdSAP, existing o 56 m ²	
Jse this document to:				
Compare current ratings of p Find out how you can save e				
Estimated energy costs	of dwelling for 3 year	rs:	£ 1,497	
Over 3 years you could save			£ 546	
Estimated energy co	sts of this home			
	Current costs	Potential costs	Potential fu	uture savings
Lighting	£ 171 over 3 years	£ 120 over 3 years		
Heating	£ 561 over 3 years	£ 477 over 3 years	You	could
Hot Water	£ 765 over 3 years	£ 354 over 3 years		£ 546
Totals	£ 1,497	£ 951	over	3 years
	rgy used by individual hou ars, and electricity generat tting	seholds. This excludes ed by microgeneration.		ng appliances
ike TVs, computers and cooke Energy Efficiency Ra Very energy efficient - lower running costs (92 plus) A (81-91) B	rgy used by individual hou ars, and electricity generat tting Current Potentia 83	I The graph shows th home. The higher the ratin be. The potential rating	energy use for runnin e current energy effici g the lower your fuel t shows the effect of ur	ig appliances iency of your pills are likely
like TVs, computers and cooke Energy Efficiency Ra Very energy efficient - kwer running costs (82 plus) A (81-91) B (69-80) C (55-68) D	rgy used by individual hou rs, and electricity generat tting Current Potentia	I The graph shows th home. The higher the ratin be. The potential rating recommendations of The average energy	energy use for runnin e current energy effici g the lower your fuel t shows the effect of ur	ig appliances iency of your bills are likely indertaking the a dwelling in
Bit Computers and cooke Energy Efficiency Ra Very energy efficient - kwer numing costs (92 plus) A (94-40) (95-48) (35-44)	rgy used by individual hou ars, and electricity generat tting Current Potentia 83	The graph shows the by microgeneration. The graph shows the home. The higher the ratin be. The potential rating recommendations of The average energy England and Wales The EPC rating sho	energy use for runnin e current energy effici g the lower your fuel t shows the effect of ur n page 3.	ig appliances iency of your oills are likely indertaking the indwelling in standard y use and
kke TVs; computers and cooke Energy Efficiency Ra Very easery efficient - Jever naming costs (02 Publ) A (05-40) C (05-64) C (21-42) C (1-20)	rgy used bý individual hou rs., and electricity generative strains and the second strain of the second strains	escholds. This excludes: ed by microgeneration.	e current energy use for runnin e current energy effic g the lower your fuel to shows the effect of ur n page 3. r efficiency rating for is band D (rating 60), wo chere is based on a energy is consumed	ig appliances iency of your bills are likely indertaking the a dwelling in standard y use and by individual
ike TVs, computers and cooke Energy Efficiency Ra Very serger efficient - baser number outs (02 plum) A (03-01) C (05-08) D (03-04) C (03-04) C (0	rgy used bý individual hou rs., and electricity generative strains and the second strain of the second strains	 seshotás. This excludes: ed by microgeneration. The graph shows th home. The higher the ratin be. The higher the ratin be. The potential rating recommendations c The average energy England and Wales The EPC rating sho assumptions about may not reflect how occupants. 	e current energy use for runnin e current energy effic g the lower your fuel t shows the effect of ur n page 3. efficiency rating for and energy energy is consumed nome more effit	ig appliances iency of your bills are likely indertaking the a dwelling in standard y use and by individual
ke TVs, computers and cooke Energy Efficiency Ra Very energy efficient - baser running costs (02 plus) A (03-01) B (03-01) C (03-04) C (rgy used by individual hours, and electricity generative strains and the second strain of the second strains and t	seholds. This excludes: ed by microgeneration. If the graph shows th home. The higher the ratin be. The higher the ratin be. The potential rating recommendations of The average energy England and Wales The EPC rating show assumptions about may not reflect how occupants. y and make your I Indicat	e current energy use for runnin e current energy effic g the lower your fuel t shows the effect of ur n page 3. efficiency rating for and energy energy is consumed nome more effit	g appliances lency of your oills are likely ndertaking the t dwelling in standard y use and by individual cient cal savings
ke TVs, computers and cooke Energy Efficiency Ra Very surgy efficient - Iver running costs (92 plus) (2 (93-64) (2 (93-64) (2 (21-36) (2 (1-30) (2 (1-30) (2 (1-30) (2 Top actions you can Recommended measures Internal or external wall insula	ttion ttion ttion ttion ttion try and the try and the try and the try and	seholds. This excludes: ed by microgeneration. The graph shows th home. The higher the ratin be. The higher the ratin be. The otential rating recommendations 2 The average energy England and Wales The Effect hw occupants. y and make your I Indicat £4,000-	e current energy use for runnir e current energy effici g the tower your fuel t shows the effect of ur n page 3. efficiency rating for, win here is based on, sistand D (rating 60), win here is based on, coupancy and energ energy is consumed nome more effii you	g appliances iency of your bills are likely bills are likely ordertaking the u dwelling in standard y use and by individual cient cal savings or 3 years
like TVs, computers and cooke Energy Efficiency Ra	rgy used by individual hou ars, and electricity generat tting	useholds. This excludes ted by microgeneration.	energy use for runnir	ng appli
ke TVs, computers and cooke Energy Efficiency Ra Very energy efficient - baser numing costs (92 plus) A (91-91) B (93-90) C (55-68) D (39-54) E	rgy used bý individual hou rs, and electricity generat iting Current Potentia 33	The graph shows the by microgeneration. The graph shows the home. The higher the ratin be. The potential rating recommendations of The average energy England and Wales The EPC rating sho	energy use for runnin e current energy effici g the lower your fuel b shows the effect of ur n page 3. efficiency rating for a is band D (rating 60). wn here is based on a occupancy and energ	ig appliance iency of your bills are likely indertaking th a dwelling in standard y use and
kke TVs; computers and cooke Energy Efficiency Ra Very easery efficient - Jever naming costs (02 Publ) A (05-40) C (05-64) C (21-42) C (1-20)	rgy used bý individual hou rs, and electricity generat iting Current Potentia 73 33	escholds. This excludes: ed by microgeneration. The traphs shows th home. The higher the ratin be. The potential rating recommendations of The average energy England and Wales The EPC rating sho assumptions about may not reflect how	energy use for runnin e current energy effici g the lower your fuel b shows the effect of ur n page 3. efficiency rating for a is band D (rating 60). wn here is based on a occupancy and energ	ig appliances iency of your oills are likely indertaking the indwelling in standard y use and
kike TVs, computers and cooke Energy Efficiency Ra Very energy efficient - base running costs (#2 plan) (#34) (#34) (#34) (#34) (#34) (#344)	rgy used bý individual hou rs., and electricity generative strains and the second strain of the second strains	escholds. This excludes: ed by microgeneration.	e current energy use for runnin e current energy effic g the lower your fuel to shows the effect of ur n page 3. r efficiency rating for is band D (rating 60), wo chere is based on a energy is consumed	ig appliances iency of your bills are likely indertaking the a dwelling in standard y use and by individual
kke TVs, computers and cooke Energy Efficiency Ra Very many efficient - baser running costs (09-010) (C) (09-00) (C)	rgy used bý individual hou rs., and electricity generative strains and the second strain of the second strains	escholds. This excludes: ed by microgeneration.	e current energy use for runnin e current energy effic g the lower your fuel to shows the effect of ur n page 3. r efficiency rating for is band D (rating 60), wo chere is based on a energy is consumed	ig appliances iency of your bills are likely indertaking the a dwelling in standard y use and by individual
ke TVs, computers and cooke Energy Efficiency Ra Very sergy efficient - baser funning costs (02 plus) A (04-01) B (05-00) C (05-00) C (0	rgy used bý individual hou rs., and electricity generative strains and the second strain strains and the second st	 seshotás. This excludes: ed by microgeneration. The graph shows th home. The higher the ratin be. The higher the ratin be. The potential rating recommendations c The average energy England and Wales The EPC rating sho assumptions about may not reflect how occupants. 	e current energy use for runnin e current energy effic g the lower your fuel t shows the effect of ur n page 3. efficiency rating for and energy energy is consumed nome more effit	g appliances lency of your oills are likely ndertaking the t dwelling in standard y use and by individual cient cal savings
ke TVs, computers and cooke Energy Efficiency Ra Very energy efficient - baser running costs (29 plus) A (39-54) B (39-54) C (39-54) C (21-38) C (rgy used by individual hours, and electricity generative strains and the second strains of the second strains trains of the second s	seholds. This excludes: ed by microgeneration. If the graph shows th home. The higher the ratin be. The higher the ratin be. The potential rating recommendations of The average energy England and Wales The EPC rating show assumptions about may not reflect how occupants. y and make your I Indicat	e current energy use for runnir e current energy effici g the tower your fuel t shows the effect of ur n page 3. efficiency rating for, win here is based on, sistand D (rating 60), win here is based on, coupancy and energ energy is consumed nome more effii you	g appliances iency of your bills are likely bills are likely ordertaking the u dwelling in standard y use and by individual cient cal savings or 3 years
ke TVs, computers and cooke Energy Efficiency Ra Very energy efficient - beer running costs (#2 plush) A (#3-41) B (#3-64) C (#3-64) C (#3-66) C (ttion ttion ttion ttion try and electricity generative try and electricity generative try and the try and try and the try and try an	seholds. This excludes: ed by microgeneration. The graph shows th home. The higher the ratin be. The higher the ratin be. The otential rating recommendations 2 The average energy England and Wales The Effect hw occupants. y and make your I Indicat £4,000-	e current energy use for runnin e current energy effic g the lower your fuel L shows the effect of ur n page 3. Is band to (rating 60), is band to (ra	g appliances lency of your bills are likely ordertaking the t dwelling in standard y use and by individual cient cal savings £ 72
kike TVs, computers and cooke Energy Efficiency Ra Very energy efficient - base running costs (#2 plan) (#34) (#34) (#34) (#34) (#34) (#344)	tting	inservice of the security of the securety	e current energy use for runnin e current energy effic g the lower your fuel L shows the effect of ur n page 3. Is band to (rating 60), is band to (ra	g appliances lency of your bills are likely ordertaking the t dwelling in standard y use and by individual cient cal savings £ 72

Page 1 of 4

Further information can be found on www.jpandbrimelow.co.uk











www.jpandbrimelow.co.uk

Independent Estate Agents

FLOOR PLANS Not to Scale. For Illustration purposes only.

First Floor



NOTICE: J P& Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.