

Flat 14 Mayfield Mansions, 20 Alexandra Road South, Whalley Range,



JP&Brimelow
SALES

Price: £250,000

****VIDEO TOUR AVAILABLE**** A beautifully presented & light, **TWO DOUBLE BEDROOMED**, top floor, purpose built apartment, set within this attractive detached development situated opposite Alexandra Park in a leafy location in Whalley Range. Walking distance to nearby independent bars/restaurants including 'The Hilary Step' bar and 'Jam Street Cafe' on Upper Chorlton Road, a Tesco Metro is a close by on Withington Road and excellent transport links on your doorstep giving you the commuter direct access into the City Centre or Manchester International Airport. In brief this light and impressive apartments accommodation comprises; a communal entrance hallway with stairs to all floors, a private entrance hallway, a fantastic 25ft open plan lounge/dining/fitted kitchen with bi-folding double glazed doors leading out to the enclosed roof terrace to two sides of the apartment, two double bedrooms, master benefitting from an en-suite three-piece shower room and a further three-piece family bathroom. The apartment benefits from an enclosed terrace with artificial grass with fantastic views over Alexandra Park and further afield, double glazed throughout, electric central heating, secure gated parking to the rear and mature communal lawned gardens to relax in. Will suit a professional or a couple due to the size and location.





EPC Chart

Energy Performance Certificate

Flat 14, Mayfield Mansions, 20 Alexandra Road South, MANCHESTER, M16 8EZ

Dwelling type:Top-floor flat

Reference number:8301-5823-2229-5407-5253

Date of assessment:02 February 2015

Type of assessment:RdSAP, existing dwelling

Date of certificate:03 February 2015

Total floor area:120 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 2,694

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	Not applicable
Heating	£ 1,863 over 3 years	£ 1,863 over 3 years	
Hot Water	£ 603 over 3 years	£ 603 over 3 years	
Totals	£ 2,694	£ 2,694	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
60	60

The graph shows the current energy efficiency of your home.

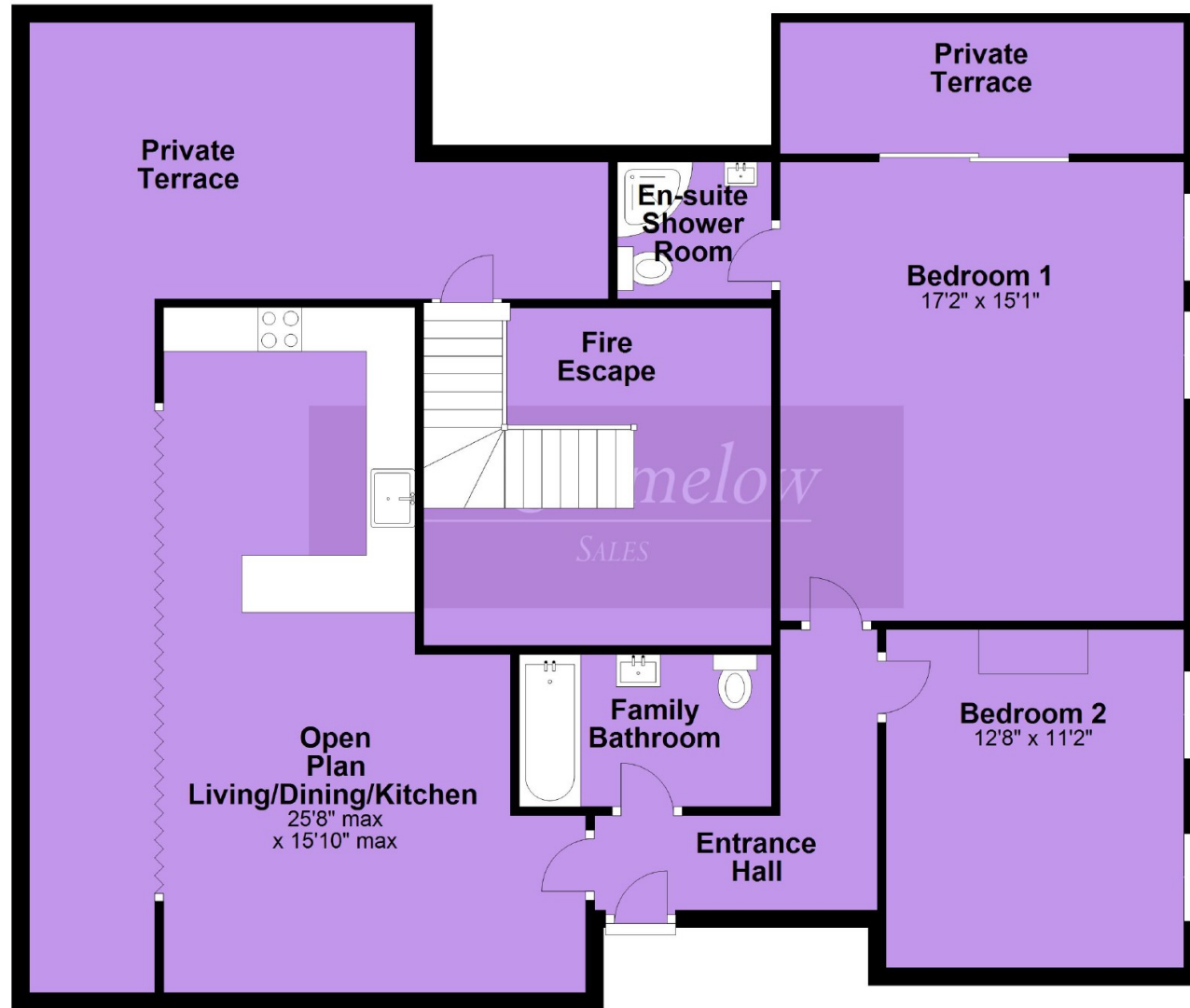
The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Leasehold This property is LEASEHOLD with an original leasehold is 999 years with 993 years remaining. Annual ground rent of £200.00 and the monthly service charge is currently £98.00 A month. (Information as per current vendor 10/07/2019). Council Tax Band: A

Top Floor



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



JP&Brimelow
 SALES

NOTICE: JP & 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 fact 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.



Follow us on Twitter @jpandbrimelow