

JP&Brimelow

SALES

Price: £175,000



Apt 22 The Gallery, 31 Range Road,
Whalley Range, M16 8FS

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

naea | propertymark

PROTECTED

DESCRIPTION

****VIDEO TOUR AVAILABLE**** An immaculately presented & light, **TWO DOUBLE BEDROOMED**, top/third floor apartment within this attractive development situated in this leafy location in Whalley Range off Withington Road. Walking distance to Alexandra Park with its recent investment into its facilities with the Tea Hive café, nearby are a selection of independent bars/restaurants including 'The Hilary Step' bar and 'Jam Street Cafe' on Upper Chorlton Road, Tesco Metro is a few minutes stroll away on Withington Road and fantastic transport links giving you direct access into the City Centre. The apartment comprises of; communal entrance hallway, a lift to all floors, private entrance hall on the third floor, open plan lounge/dining room/fitted kitchen with a Juliette balcony, two double bedrooms, master benefits from an en-suite shower room and a modern white three piece white suite bathroom. The apartment benefits from double glazing throughout, electric heating, well-maintained lawned communal gardens and secure allocated off road parking to the rear aspect. **OFFERED WITH NO VENDOR CHAIN.** Would ideally suit a first time buyer or 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.

COMMUNAL ENTRANCE HALLWAY

Entered via secure door via telephone intercom. Lift to all floors. Stairs leading to all floors.

PRIVATE ENTRANCE HALLWAY

Entered via a hard wood door. Two inset ceiling spot lights. Storage cupboard with space and plumbing for washing machine housing the fusebox. Wall mounted alarm panel. Wall mounted electric slim line radiator. Doors leading to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

LOUNGE/DINING ROOM

Double glazed French doors to the rear aspect with a Juliette balcony. Five inset ceiling spot lights. Wall mounted entry phone. Wall mounted electric slimline radiator. Television point. Telephone point. Laminate wooden flooring.

FITTED KITCHEN

Four inset ceiling spot lights. Wall mounted telephone entry system. Fitted with a range of high gloss base and eye level units with roll edge work surfaces and inset stainless steel sink with mixer tap over and splash backs. Integrated electric oven and induction hob with stainless steel extractor hood over. Integrated fridge and freezer. Integrated dish washer. Breakfast bar. Tiled flooring.

BEDROOM ONE

Double glazed window to the rear aspect. Ceiling light point. Fitted wardrobes to two walls proving sample hanging and storage space. Wall mounted electric slim line radiator. Television point. Telephone point. Laminate wooden flooring.

ENSUITE SHOWER ROOM

Two inset ceiling light points. Ceiling extractor fan. Fitted with a three piece white suite comprising of fully tiled walk in shower cubicle, wall hung hand wash basin and wall hung W.C. Part tiled walls. Heated towel rail. Shaver point. Tiled flooring.

BEDROOM TWO

Double glazed window to the rear aspect. Ceiling light point. Wall mounted electric slim line radiator. Fitted wardrobes to two walls proving sample hanging and storage space. Television point. Telephone point. Laminate wooden flooring.

BATHROOM

Three inset ceiling light points. Ceiling extractor fan. Fitted with a three piece white suite comprising of tiled bath with a shower over, wall hung hand wash basin and low level W.C. Part tiled walls. Heated towel rail. Shaver point. Tiled flooring.

EXTERNALLY

There is a secure gated communal car park to the rear of the property accessed by electronic gates to the side of the development. There is a communal garden area mainly laid to lawn. A communal bin area.

DIRECTIONS

From our Chorlton office, turn right along Barlow Moor Road and at the first set of traffic lights, turn right into Wilbraham Road. Continue past Morrison's the supermarket and at the major set of traffic lights turn left into Withington Road before the Hindu Temple. Drive down Withington Road past St Margaret's Primary school on your left hand side and Range Road is the third road on your right hand side after the car garage. The Gallery can be found on your right hand side clearly marked by a JP & Brimelow 'for Sale board' outside.

TENURE

Leasehold With an original lease of 999 years and 988 years remaining. The service charge is £87.50 pcm. Annual ground rent of £125.00. (Information as per current vendor) 10.07.2019

ASSESSMENT

Council Tax Band

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 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.

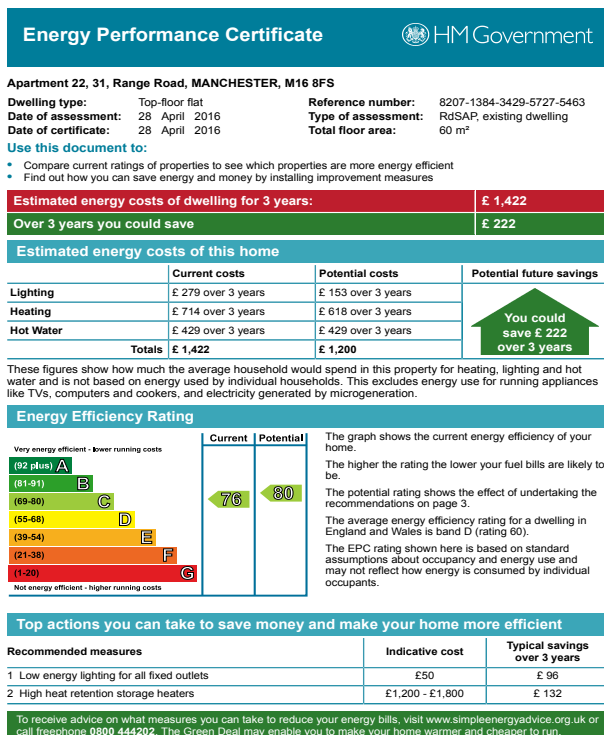
LOCAL INFORMATION

For more information with regards to local transport links and the Metrolink please visit www.tfgm.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.

Third Floor

