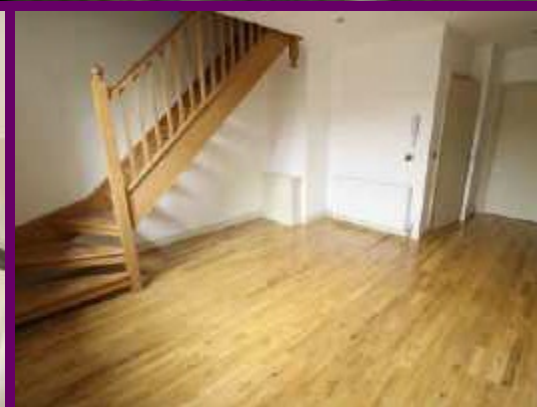


JP&Brimelow

SALES

Price: £170,000



**Apt 10 St Edmunds Church, 1a 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**** A well-kept, TWO DOUBLE BEDROOMED, triplex apartment occupying the ground, first and second floors and situated in this attractive period Grade II listed church conversion in a leafy location overlooking Alexandra Park in Whalley Range. Walking distance to nearby independent bar and restaurants including 'The Hilary Step' 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 direct access into the City Centre or Manchester International Airport. In brief the apartment comprises; impressive communal entrance hallway, a private entrance hallway, downstairs W.C., a fully fitted kitchen, a lounge/dining room with stairs leading to the first floor. First floor landing, bedroom one, three piece fitted white family bathroom and a dressing area with stairs leading to the second floor. The second floor reveals a further double bedroom. The apartment benefits from masses of charm and character and perfectly blends the original church features with a contemporary finish and height ceilings, stained glass windows and double glazing, solid oak wood flooring, central heating and well-established communal gardens. Offered with NO VENDOR CHAIN. Viewing is highly recommended to fully appreciate this unique apartment.

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

An impressive entrance hall entered via a hardwood church door and retaining many of the church's original features. Ceiling light points. Post boxes. Tiled flooring. Stairs to all floors via staircases at the front and rear.

PRIVATE ENTRANCE HALLWAY

Entered via a solid oak door. Three inset ceiling spot lights. Single radiator. Doors leading to:

DOWNSTAIRS W.C.

Two inset ceiling spot lights. Ceiling extractor fan. Fitted with a two piece white suite comprises; a wall hung hand wash basin. A low level W.C. Single radiator. Solid oak wooden flooring.

FITTED KITCHEN

Double glazed window to the front aspect with views into the communal hallway. Five inset ceiling spot lights. Fitted with a range of base and eye level units with a worktop incorporating a stainless steel sink with a mixer tap over and tiled splash backs. Integrated four ring induction hob with an extractor hood above. Integrated single oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Solid oak wooden flooring.

LOUNGE/DINING ROOM

Two double glazed windows to the rear aspect. Nine inset ceiling spot lights. Double radiator. Television point. Telephone point. Double radiator. Solid oak stairs leading to the first floor.

FIRST FLOOR LANDING

Two inset ceiling spot lights. Solid oak wooden flooring. Doors leading to:

BEDROOM ONE

A feature stained and leaded double glazed window to the rear aspect.. A sky light to the rear aspect. Four inset ceiling spot lights. A wall light. Double radiator. Solid oak wooden flooring.

FAMILY BATHROOM

Four inset ceiling spot lights. Fitted with a white three piece suite comprises; a tiled bath with a shower over. Wall hung hand wash basin. A low level W.C. Wall mounted mirror. Heated towel radiator. Partly tiled walls. Tiled flooring.

DRESSING ROOM

Double glazed window to the front aspect with views into the communal hallway. A fire door leading out onto the communal hall. Five inset ceiling spot lights. Single radiator. Airing cupboard housing the hot water tank and boiler. Stairs leading to the second floor.

SECOND FLOOR LANDING

BEDROOM TWO

Five inset ceiling spot lights. Single radiator. Solid oak wooden flooring.

EXTERNALLY

The development is set within attractive communal gardens with mature trees and borders. Allocated car parking. 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 along Wilbraham Road through the set of traffic lights at the Withington Road junction and past the Hindu Temple. At the next set of traffic lights turn left into Alexandra Road South and Range Road is the eighth turning on your left hand side. The property is on the corner of Alexandra Road South and Range Road and clearly marked by a JP & Brimelow 'for sale' board opposite the park.

TENURE

Leasehold With an original lease of 999 years with 986 years remaining. Monthly service charge is currently £ TBC and annual ground rent is £ TBC. (Information as per current vendor 15.10.2019).

ASSESSMENT

Council Tax Band D

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.

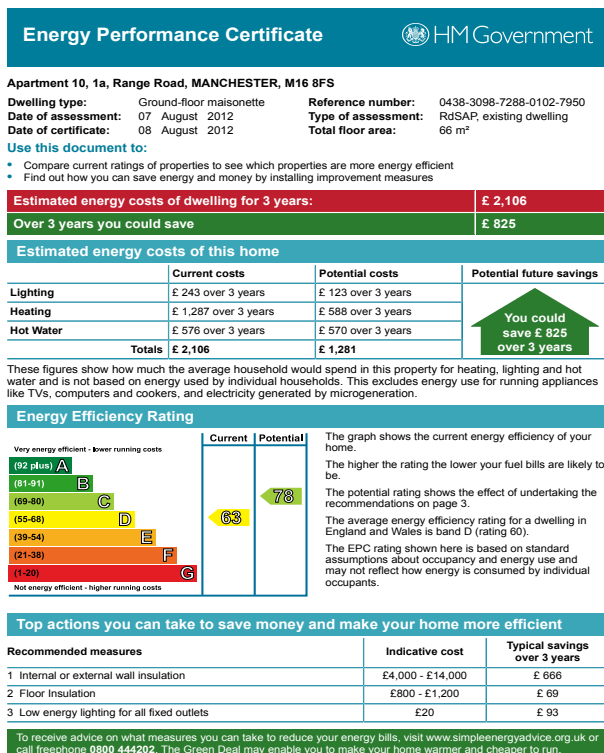
LOCAL INFORMATION

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

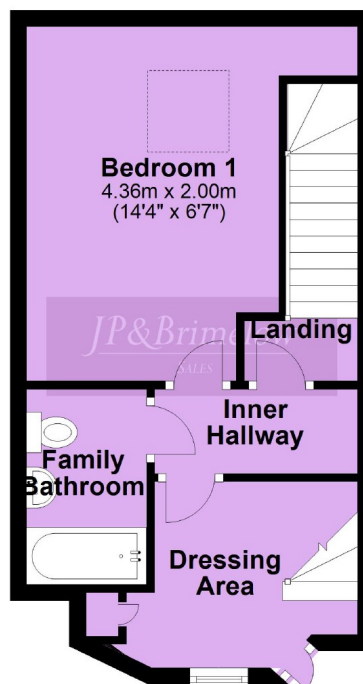
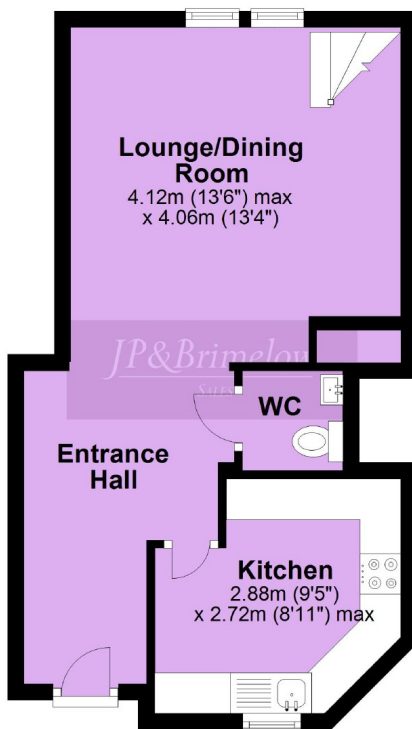


FLOOR PLANS

Not to Scale. For Illustration purposes only.

First Floor

Ground Floor



Second Floor

