

JP&Brimelow

SALES

Price: £225,000



Flats 3 Celestia Court, 147 Upper Chorlton Road, Whalley Range, M16 7SP

DESCRIPTION

PHASE 2 ****VIDEO TOUR AVAILABLE**** A brand new development of 20 x TWO DOUBLE BED, TWO BATH apartments within this attractive, modern gated development. Situated in a highly popular residential area of Whalley Range and within walking distance of Chorlton with all its selection of shops/Tesco Extra and the independent café/bar society on Manchester Road, the Metrolink on Ryebank Road, Firswood giving direct access into the City Centre/Media City. Apartment 3 is a well portioned apartment on the LOWER GROUND FLOOR comprises; communal entrance hallway, a porch, private entrance hallway, a stunning fully fitted kitchen, an impressive lounge/dining room with access out onto a private block paved patio terrace. There are two double bedrooms, one benefits from a white three-piece ensuite shower room and there is a three-piece white bathroom. The property benefits from electric heating, double glazing throughout, an allocated secure parking space, bicycle storage and attractive communal gardens. Will suit either a first-time buyer or a couple due to the location. OFFERED WITH NO CHAIN. 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 intercom. Ceiling light points. Stairs leading to all floors.

PORCH

Entered via a solid oak fire door. Ceiling light point. A useful storage cupboard. Door leading to.

PRIVATE ENTRANCE

Two ceiling light points. Wall mounted telephone entry intercom. A useful storage cupboard. Doors leading to:

FITTED KITCHEN

Four inset ceiling spot lights. Ceiling extractor fan. Fitted with a range of high gloss base and eye level units with granite worktops incorporating a sink unit with mixer taps over and tiled splash backs. Fully integrated with a single oven. Four ring induction hob. Wall mounted stainless steel extractor hood above. Integrated fridge/fridge, washing machine and a dishwasher. Tiled flooring.

LOUNGE/DINING ROOM

Double glazed window to the rear aspect. Double glazed door to the side aspect leading out onto an enclosed patio terrace. Three ceiling light points. Television point. Telephone point. Wall mounted slim line electric heater.

BALCONY AREA

Ideal for a table and chairs with a ceiling light point.

BEDROOM ONE

Double glazed window to the rear aspect. Two ceiling light points. Fitted wardrobe to one wall providing useful hanging and storage with built in draws. Wall mounted light. Wall mounted slim line electric heater. Door leading to:

ENSUITE SHOWER

Ceiling light point. Ceiling extractor fan. Fitted with a white three piece suite comprises; a fully tiled shower cubicle. A low level W.C. Heated towel rail. Floor to ceiling tiled walls. Tiled flooring.

BEDROOM TWO

Double glazed windows to the rear and side aspect. Two ceiling light points. Wall mounted light. Fitted wardrobe to one wall providing useful hanging and storage with built in draws. Wall mounted slim line electric heater.

FAMILY BATHROOM

Ceiling light point. Ceiling extractor fan. Fitted with a three piece white suite comprises; a panelled bath with a shower over. Pedestal hand wash basin and a low level W.C. Floor to ceiling tiled walls. Heated towel rail. Tiled flooring.

EXTERNALLY

To the front of the development there is a brick boundary wall with decorative railings. A pedestrian gate entered via intercom. A block paved path leading to the front door of the communal entrance. Well planted and landscaped communal gardens. Allocated parking spaces for each apartment. Communal bicycle secure storage areas. A large enclosed lawned communal garden to the rear of the development.

DIRECTIONS

From the Chorlton office, turn right and proceed along Barlow Moor Road through the set of traffic lights into Manchester Road. Continue along passing the parade of shops on your left hand side until reaching the next set of traffic lights at the Seymour Grove/Upper Chorlton Road junction. Turn right into Upper Chorlton Road and follow the road passing the parade of shops/bars and the right hand turning for Wood Road. The new development of apartments at number 147 is the last block clearly marked by a JP & Brimelow 'for sale' board.

TENURE

Leasehold With an original lease of 999 years. The monthly service charge is £76.66 pcm and ground rent of £150 pa. (Information as per current vendor) 21st October 2019.

ASSESSMENT

Council Tax Band C

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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.

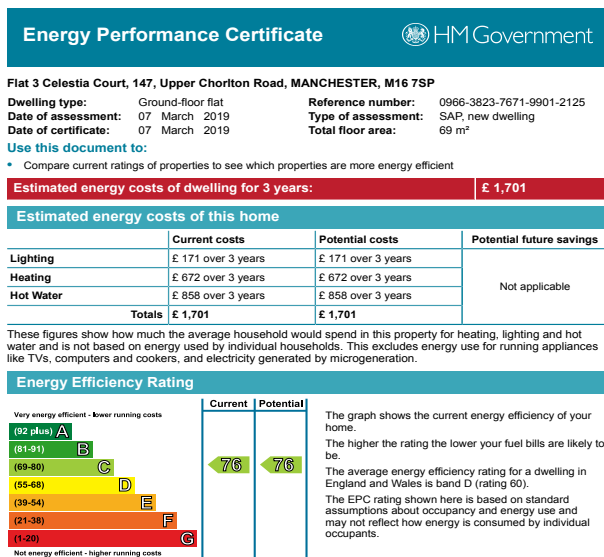
LOCAL INFORMATION

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.

Lower Ground Floor

