



York Road
Chorlton
M21 9HP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Flat 6, 8 York Road
Chorlton
Manchester
M21 9HP



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Offers Over £200,000

IDEAL FOR FIRST TIME BUYERS OR BUY-TO-LET INVESTORS An immaculately presented one double bedroom second floor apartment. Open plan kitchen/dining/living space. Well appointed bathroom. Spacious double bedroom. Gas central heating system-combination boiler. Approx 441 sq ft. Residents parking (not allocated) and communal gardens. Situated in a prime residential area in the heart of Chorlton, just a short walk from Wilbraham Road and Beech Road with its array of amenities and independent shops. For commuters, the location is ideal for Wilbraham Road Metrolink providing direct access to Manchester City Centre, Salford Quays and Media City. Must be viewed to be appreciated. Council tax band: A. Virtual Tour Available.

Entrance Area

With door entry control point and loft access point. The loft space is boarded for storage with drop down ladder. Door off to:

Utility/Storage

With plumbing for a washer and where the 'Ideal' combination gas central heating boiler is located. Door off to:

Open Plan Kitchen/Living/Dining Room

The kitchen section is fully fitted with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Built in oven and microwave. Electric hob with extractor above. Integrated fridge/freezer and dishwasher. Metro tiled splashbacks. An abundance of natural light is provided by three Velux windows and double glazed window to the rear. Spotlighting. to the kitchen area. Two radiators. Laminate flooring.

Bathroom

With a panelled bath with Crittall style shower screen with low level WC/wash hand basin combined. LED mirror. Tiled areas. Chrome ladder radiator.

Double Bedroom

With a double glazed window to the front. Radiator. Ample space for wardrobes.

Outside

To the front of the property is a parking area for residents. (Not allocated). To the rear is a communal garden.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2017. A service charge is payable of £1500 per annum. No separate ground rent.



Open Plan Kitchen/Living/Dining Room

13'5" x 20'0"
4.11 x 6.10 m



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Approximate total area⁽¹⁾

441 ft²
41 m²

Reduced headroom

16 ft²
1.5 m²

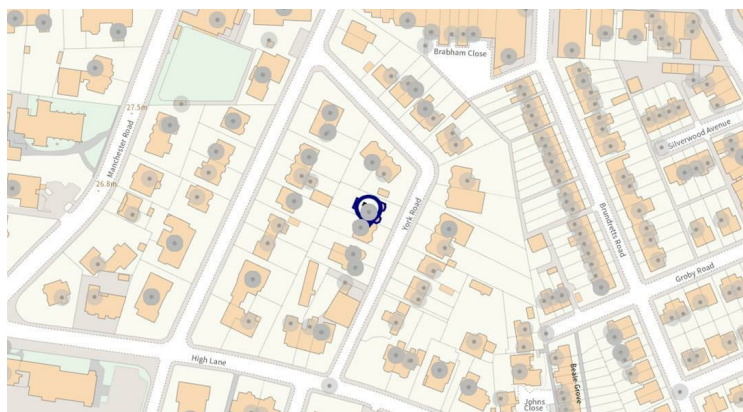
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	80	81

EU Directive
2002/91/EC

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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