



ALBANY ROAD  
CHORLTON

£170,000

 1 BEDROOM

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

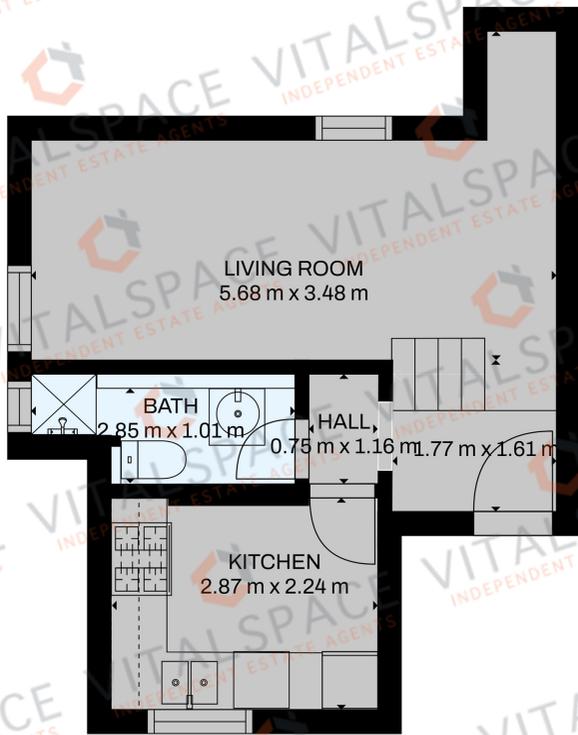


# Albany Road, Chorlton, M21 0BH

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this charming ONE BEDROOM top floor apartment located in a beautiful period Victorian building. Presented to an excellent standard throughout, perfectly located for Longford Park, all local amenities on Manchester Road and within walking distance to a range of independent shops, restaurants and bars on Wilbraham Road as well as the Metro-link station in the centre of Chorlton. The well planned accommodation comprises; a communal entrance with stairs rising to the top floor, a good sized living room, a separate recently updated kitchen fitted with a host of wall and base units, a tiled three piece bathroom and finally, a bedroom located within the eaves with steps rising up from the hallway. Externally, a communal garden can be found to the rear of the property shared between all three apartments within the building. A useful communal cellar also provides further storage space ideal for bikes or garden furniture. This apartment would ideally suit a professional person looking to access the City Centre whilst enjoying the facilities and lifestyle that Chorlton village has to offer. An internal inspection is highly recommended due to fully







FLOOR 2

## Features

- One double bedroom
- Duplex apartment
- Top floor position
- Central village location
- Communal gardens
- Walk to Chorlton Metrolink
- Gas central heating
- Excellent first purchase
- Well presented
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Yes, in 2017

How old is the boiler and when was it last inspected? Gas central heating - last serviced 2024

When was the property last rewired? Yes, 2024

Which way does the garden face? West facing rear garden

Tenure: Leasehold - £50.00 service charge per month

Reasons for sale of property? Relocate with work

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England, Scotland & Wales

EU Directive 2002/91/EC

