

Flat 27 Libertas House 313 Talbot Road, Stretford, Trafford, M32 0FH

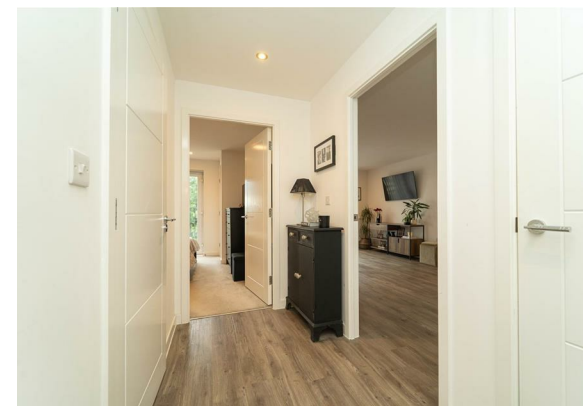


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £180,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and stylish one double-bedroom, third-floor apartment situated at Libertas House in Stretford. This modern, purpose-built development is located just off Chester Road, offering convenient access to local transport links and a range of nearby amenities. A bus stop is approximately a 5-minute walk away, while Stretford Metrolink station is around a 10-minute walk, providing direct access into Manchester City Centre. The apartment is also well positioned for everyday amenities, with Good local Primary Schools nearby, a selection of shops along Chester Road, and Stretford Mall Food Hall within walking distance, offering a variety of independent bars and cafés. Access to the apartment is via secure communal entrance doors, with stairs and a lift providing access to all floors. Upon entering the apartment, the welcoming entrance hall features useful built-in storage and an intercom system. The accommodation includes a contemporary three-piece bathroom, a spacious double bedroom with built-in storage and double doors opening onto a Juliet balcony. The impressive open-plan living space provides a bright and versatile area for both living and dining, with sliding doors opening onto a further Juliet balcony. A sleek, fully fitted kitchen completes the accommodation, creating a practical living space. Further benefits include gas fired central heating, allocated off road parking, and access to a rooftop garden. Early viewing is highly recommended to fully appreciate the accommodation this apartment has to offer.





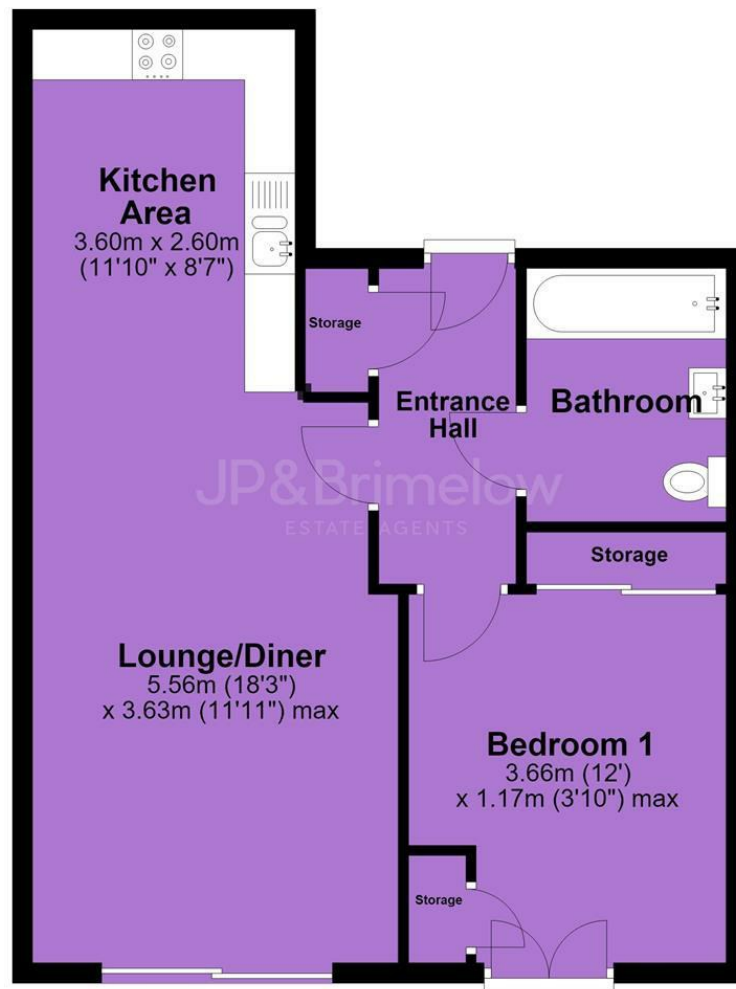
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                   | <b>85</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (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 |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: **Leasehold** Council Tax Band: **A**

## Third Floor



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