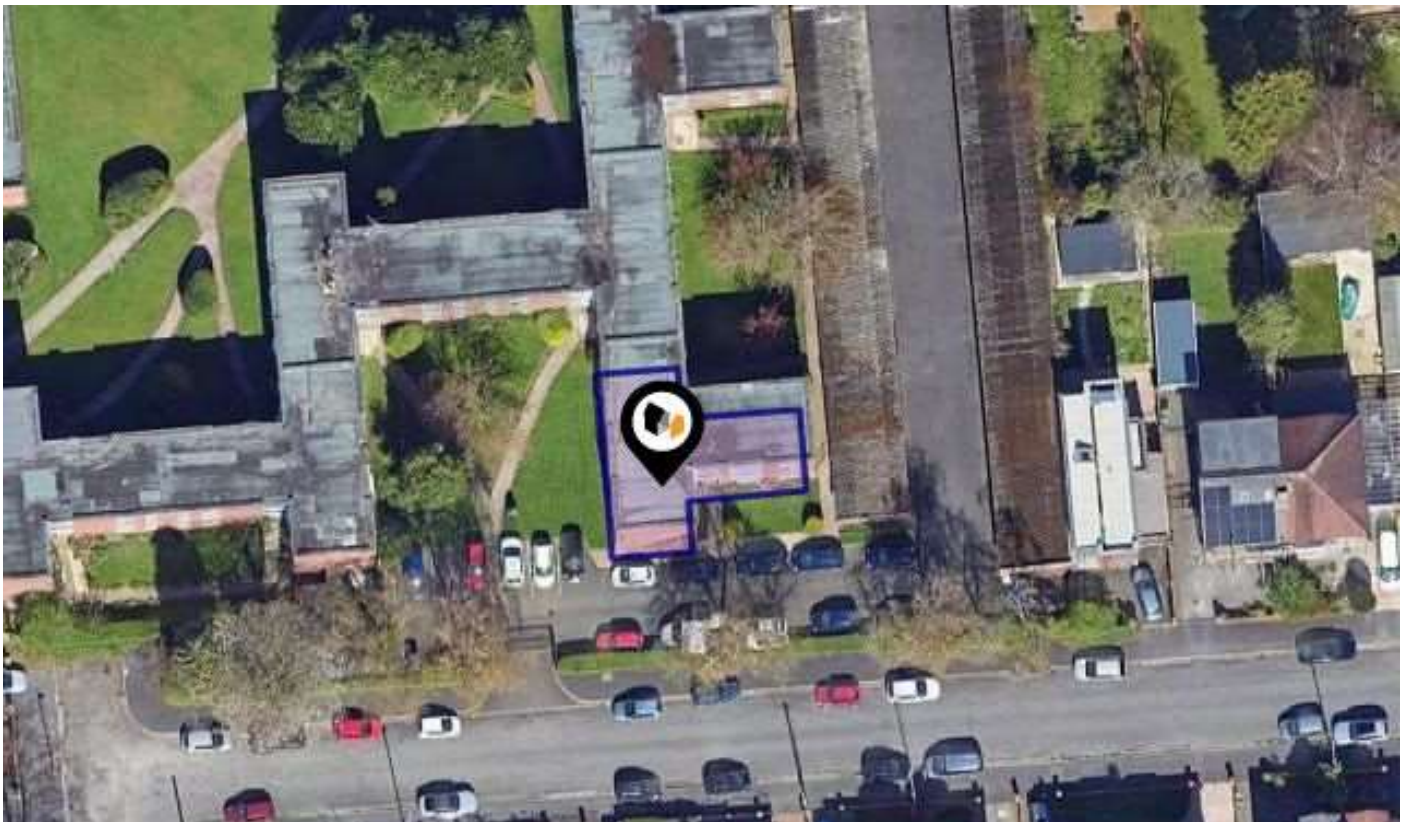




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd January 2025



**FLAT 41, AYLESBY COURT, 487, WILBRAHAM ROAD,
MANCHESTER, M21 0US**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

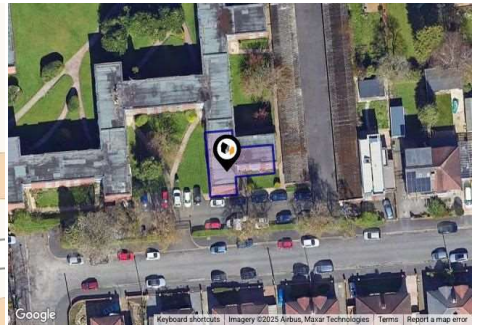
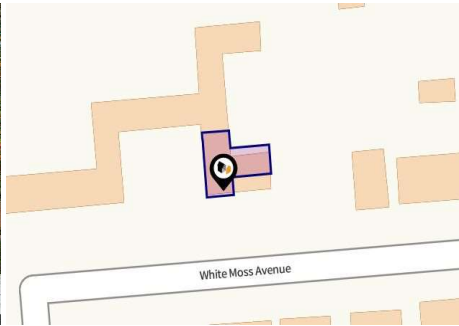
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Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	30/09/2011
Bedrooms:	1	Last Sold Price:	£95,000
Plot Area:	0.04 acres	Last Sold £/ft²:	£190
Year Built :	1967-1975	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	04/03/2011
Annual Estimate:	£1,379	End Date:	22/08/2981
Title Number:	MAN175542	Lease Term:	from 5 March 2011 ending on and including 22 August 2981
UPRN:	77083770	Term Remaining:	957 years

Local Area

Local Authority:	Manchester
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	233 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



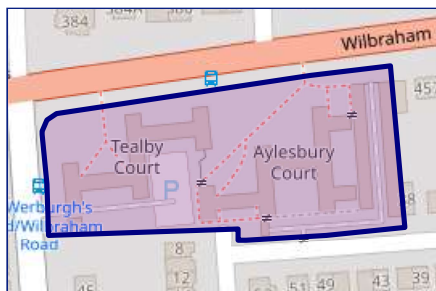
Satellite/Fibre TV Availability:



Property Multiple Title Plans

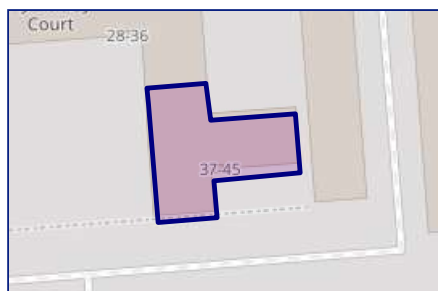
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Freehold Title Plan



LA20624

Leasehold Title Plan

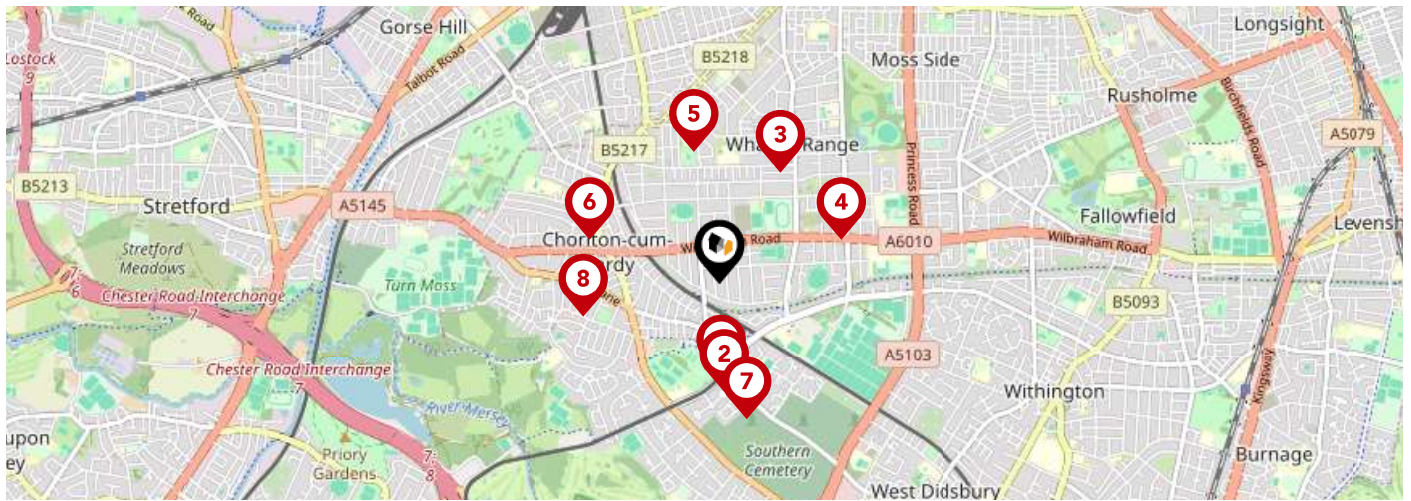


MAN175542

Start Date: 04/03/2011
End Date: 22/08/2981
Lease Term: from 5 March 2011 ending on and including 22 August 2981
Term Remaining: 957 years

Area Schools

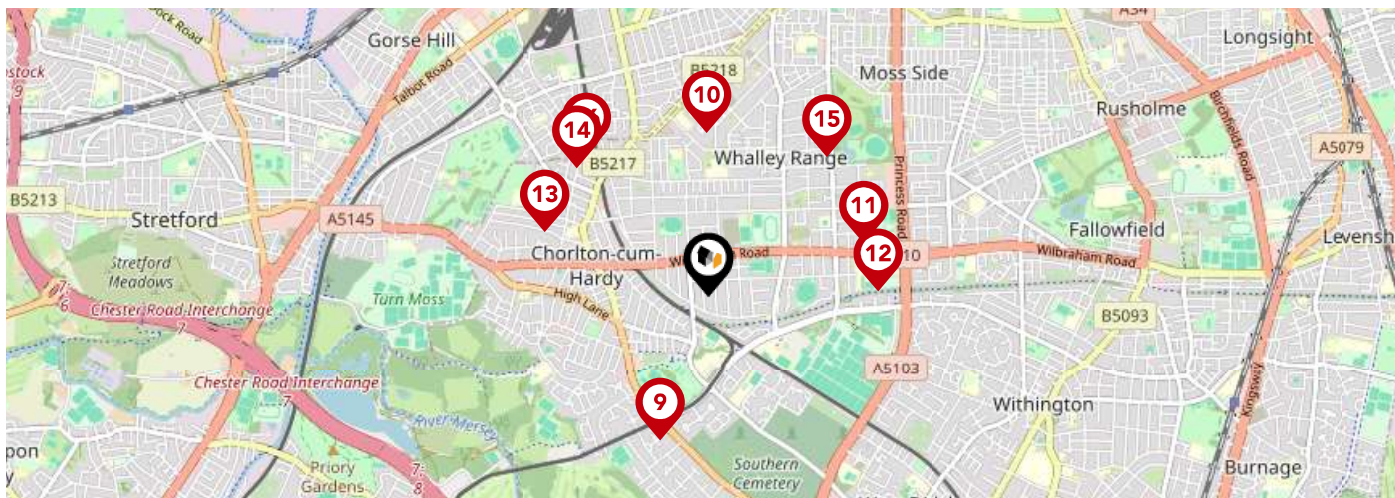
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	Nursery	Primary	Secondary	College	Private
<p>1 Chorlton High School Ofsted Rating: Good Pupils: 1530 Distance:0.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 CHS South Ofsted Rating: Good Pupils: 1024 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 662 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Kassim Darwish Grammar School for Boys Ofsted Rating: Not Rated Pupils: 143 Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Manley Park Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Oswald Road Primary School Ofsted Rating: Good Pupils: 650 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Loreto High School Chorlton Ofsted Rating: Requires improvement Pupils: 764 Distance:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Manchester Islamic Grammar School for Girls Ofsted Rating: Not Rated Pupils: 249 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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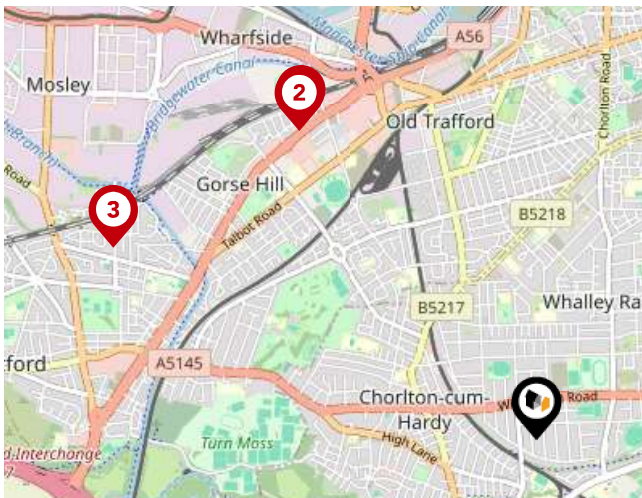


	Nursery	Primary	Secondary	College	Private
<p>9 Chorlton Park Primary Ofsted Rating: Outstanding Pupils: 686 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Our Lady's RC Primary School Manchester Ofsted Rating: Good Pupils: 207 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 William Hulme's Grammar School Ofsted Rating: Good Pupils: 1611 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Whalley Range 11-18 High School Ofsted Rating: Good Pupils: 1662 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St John's RC Primary School Ofsted Rating: Good Pupils: 395 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Hilda's CofE Primary School Ofsted Rating: Good Pupils: 217 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Bede's College Ofsted Rating: Not Rated Pupils: 769 Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St John Vianney School Ofsted Rating: Good Pupils: 119 Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

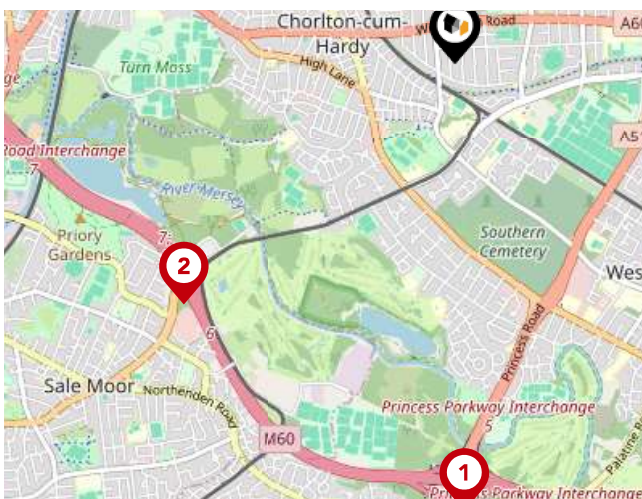
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Manchester United Rail Station	1.73 miles
2	Manchester United FC Rail Station	1.72 miles
3	Trafford Park Rail Station	2.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J5	1.97 miles
2	M60 J6	1.6 miles
3	M602 J3	2.72 miles
4	M56 J3A	3 miles
5	M56 J2	3.23 miles

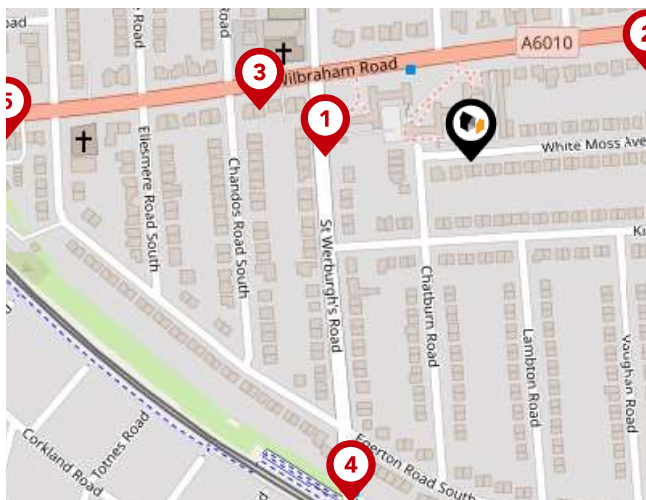


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	5.54 miles
2	Speke	25.39 miles
3	Leeds Bradford Airport	38.54 miles
4	Highfield	39.42 miles

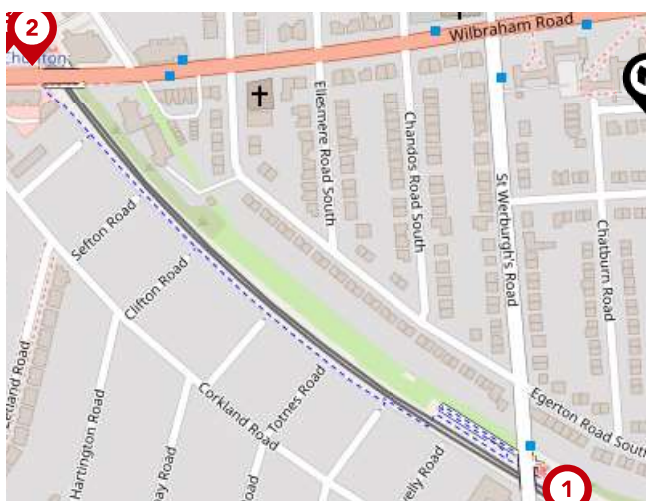
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wilbraham Road	0.08 miles
2	Wyverne Road	0.11 miles
3	St Werburgh's	0.12 miles
4	St Werburgh's Road Metrolink Stop	0.2 miles
5	Buckingham Road	0.26 miles



Local Connections

Pin	Name	Distance
1	St Werburgh's Road (Manchester Metrolink)	0.23 miles
2	Chorlton (Manchester Metrolink)	0.34 miles
3	Chorlton Station (Manchester Metrolink)	0.35 miles

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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