



jordan fishwick

Apt 1 Lyndhurst Court, Whitelaw Road, Chorlton, M21 9RS

Guide Price £275,000

**Apt 1 Lyndhurst Court, 18-24
Whitelow Road, Chorlton,
Manchester, M21 9RS**

£275,000



The Property

*****NO CHAIN***** Located within the highly regarded Lyndhurst Court development on Whitelow Road just a minutes walk from Chorlton Village is this truly delightful **TWO DOUBLE BEDROOM LOWER GROUND FLOOR APARTMENT**, providing spacious and versatile accommodation throughout, ideal for a young couple or family. Boasting a **28FT OPEN PLAN LIVING/DINING/KITCHEN** as well as secure, **GATED OFF ROAD PARKING**, this splendid apartment is not one to be missed and further benefits from use of the well maintained, **LANDSCAPED WEST FACING COMMUNAL GARDENS**. The accommodation briefly comprises: communal entrance hallway, shared only with one other apartment, spacious entrance hall, superb 28ft open plan living/dining/kitchen fitted with integrated appliances, two double bedrooms, both with full height fitted wardrobes, bathroom fitted with a modern three piece suite and two large storage cupboards. The property is heated via electric central heating and double glazing has been installed throughout. Externally, there is secure gated parking to the front of the development whilst to the rear, excellent West facing communal gardens are available for all residents to use. An internal viewing of this fine property is most highly recommended. Sold with no onward chain.

- NO CHAIN
- Two double bedroom lower ground floor apartment
- 28ft open plan living/dining/kitchen
- Secure, gated allocated parking
- West facing communal gardens
- Sought after development only a short walk from Beech Road and Chorlton Village
- Walking distance to the Metro and Longford Park
- Ideal first time buy / investment property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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