



***Jordan fishwick***

Flat 2 Saxon Lodge, Woodlands Road, M16 8WR

Guide Price £235,000



**Flat 2 Saxon Lodge, 8  
Woodlands Road, Whalley  
Range, Manchester, M16 8WR**  
Guide Price £235,000




**The Property**

**\*\*\*NO CHAIN\*\*\*PRIVATE TERRACE\*\*\*** Located in a secure GATED DEVELOPMENT of only 7 apartments is this beautifully presented, NEWLY RENOVATED TWO DOUBLE BEDROOM, TWO BATHROOM LOWER GROUND FLOOR APARTMENT, benefitting from both a PRIVATE WEST FACING TERRACE as well as ALLOCATED OFF ROAD PARKING. This delightful apartment will prove ideal for a young couple or first time buyer having been tastefully renovated and modernised throughout by the current owners and is located within walking distance to Chorlton Village, all local amenities and transport links as well as Alexandra Park. The accommodation briefly comprises: communal entrance hallway, entrance hall, 21FT OPEN PLAN LIVING/DINING/KITCHEN with integrated appliances and French patio doors opening to the private terrace, spacious main bedroom with en-suite shower room, second double bedroom with views over the terrace and main shower room, fitted with feature tiling as well as a BURLINGTON SUITE. Offered for sale in MOVE-IN READY CONDITION with no onward chain. New double glazing and gas central heating have been installed throughout and the apartment has been re-wired, re-plumbed and re-plastered throughout. An internal viewing is most highly recommended.

**\*\*\*NB:** Currently in the process of changing management company, the service charge is due to reduce to £120-125 PCM.\*\*\*

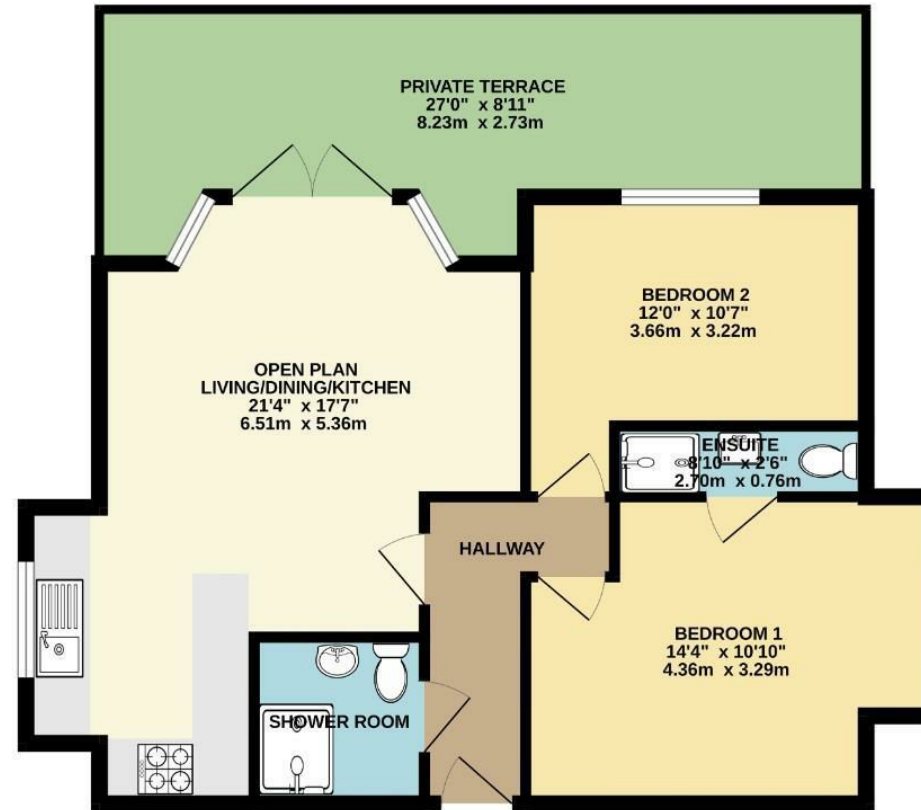
- NO CHAIN
- Two double bedrooms and two bathrooms
- 21ft open plan living/dining/kitchen
- Totally renovated by the current owners
- Private West facing terrace
- Secure gated development
- Allocated off road parking
- Walking distance to Chorlton Village and Alexandra Park
- Move in ready condition - ideal first time buy
- NB: Currently in the process of changing management company, the service charge is due to reduce to £120-125 PCM.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>66</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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