



Jordan fishwick

Flat 9 Chorlton Plaza, Manchester Road, M21 9BG

Guide Price £175,000



The Property

*****NO CHAIN***** Located on the second floor of this well regarded purpose built development in the heart of Chorlton Village is this beautifully presented ONE DOUBLE BEDROOM APARTMENT providing spacious and light accommodation, ideal for a first time buyer, young couple or buy to let investor alike. This superb property is ideally placed for all local amenities and transport links, including the metro (Chorlton, 0.1 miles). The accommodation briefly comprises: Communal entrance hallway with a lift and stairs to all floors, entrance hall, OPEN PLAN LIVING/DINING/KITCHEN with full height windows and modern fitted kitchen with integrated appliances, one large double bedroom with dual aspect windows and shower room fitted with a modern three piece suite suite and feature tiling. Double glazing and electric heating are installed throughout. The development also features a secure communal bike store available for use by all residents. ALLOCATED PARKING SPACE. Early viewing of this delightful apartment is highly recommended. Sold with no onward chain. Council Tax Band B. EPC Band D.


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Manchester Road, Chorlton,
Manchester, M21 9BG**

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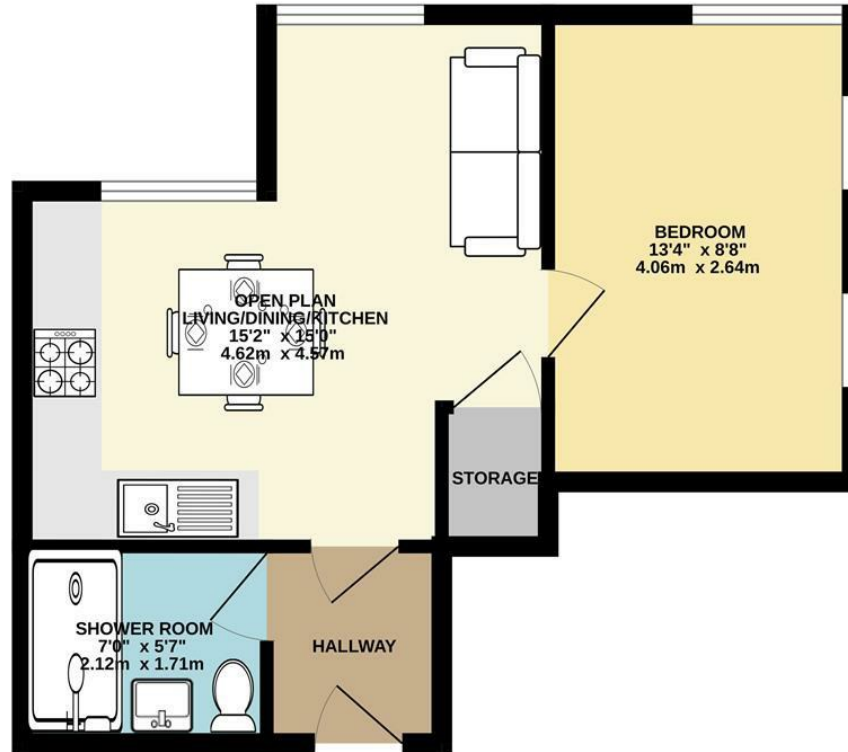
- NO CHAIN
- Superbly presented second floor apartment
- Once double bedroom
- 15ft open plan living/dining/kitchen
- Secure purpose built development with lift to all floors
- Ideally situated for all local amenities in Chorlton Village
- 0.1 mile walk to the Metro
- Communal bike store
- Ideal first time buy/buy to let property



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



GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.9 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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