

Apt 32, 51 Manor Court, Manor Drive, Chorlton, Manchester, M21 7JU



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £150,000


 2  1  1  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An immaculately-presented & spacious, ONE BEDROOM BEDROOM Plus single bedroom retirement apartment, situated on the top floor within this purpose built development for the over 55's here in Chorlton off Darley Avenue. Within walking distance to Chorlton Water Park, Barlow Moor Road transport links on your doorstep into Manchester City Centre which will provide easy access to a range of amenities including theatres, museums, art galleries and all the excitement of city life and Manchester International Airport for easy national and international flights. This well-planned property comprises; An entrance hallway, an open plan lounge/dining room with access out onto a private balcony, a fully fitted kitchen with useful pantry, one double bedroom plus single bedroom and a three-piece shower room. The property benefits from electric heating, communal parking and an attractive communal lawned garden to the rear aspect. Early viewing is highly recommended.





## EPC Chart

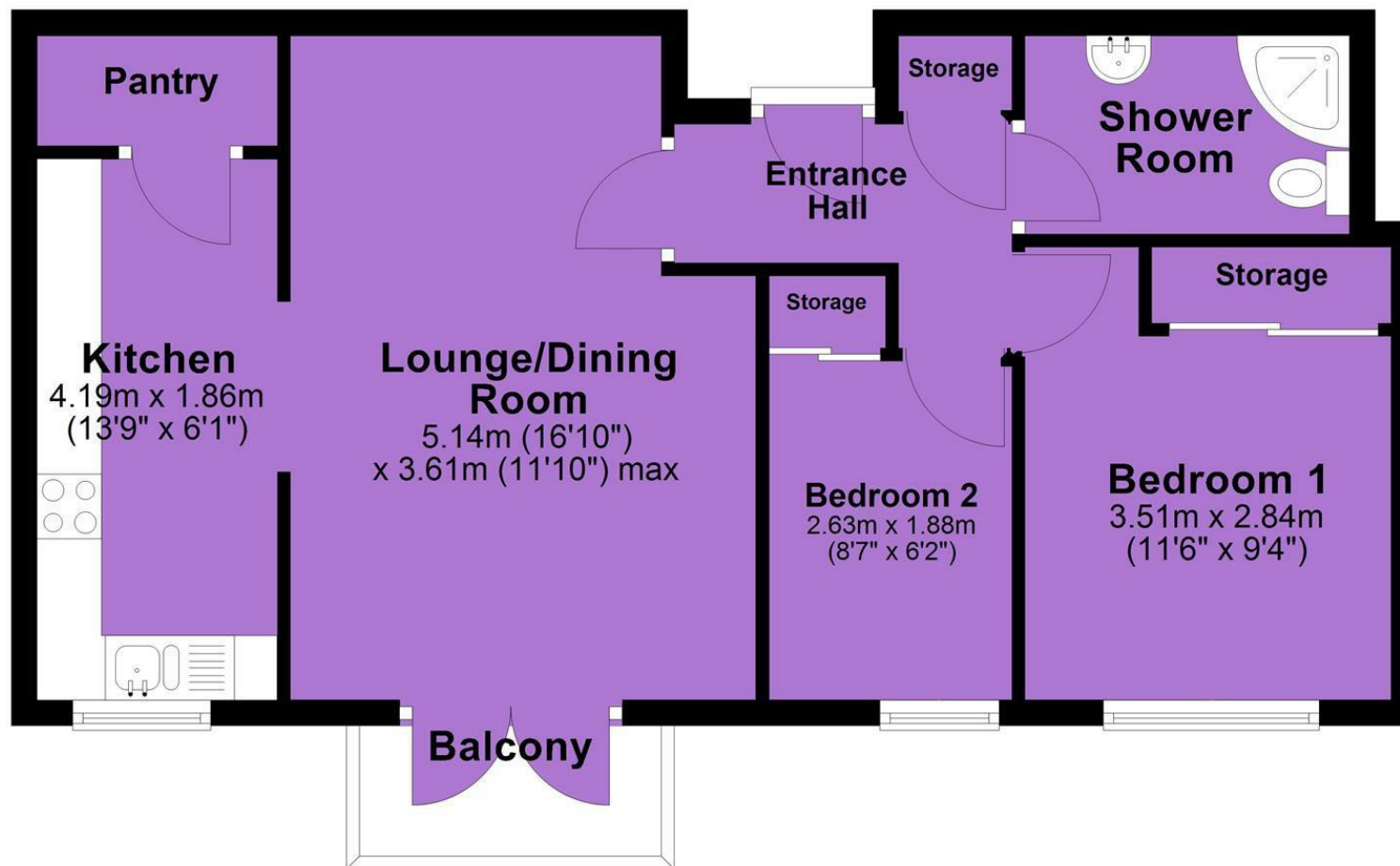
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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



## Top Floor



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