

Flat 25 Ashfell Court Edge Lane, Chorlton, Manchester, M21 9HE



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £225,000

2 1 1 c

VIDEO TOUR AVAILABLE A bright and well-presented TWO BEDROOM FIRST FLOOR APARTMENT, set within this popular purpose-built development on Edge Lane in the heart of Chorlton. Ideally positioned within walking distance to both Longford park and Chorlton Ees to the rear and close to the vibrant Chorlton Green, the property also benefits from excellent transport links via nearby Metrolink stations including Wilbraham Road, Chorlton, Edge Lane and Stretford, providing easy access to the City Centre, MediaCity and Manchester International Airport. The accommodation is accessed via a communal entrance with stairs to all floors and comprises a private entrance hall with useful storage, a spacious lounge with a separate dining area, a fitted kitchen, two well-proportioned bedrooms and a three-piece shower room. The apartment further benefits from electric heating, a coded gated access leading directly to Chorlton Ees, well-maintained communal lawned gardens surrounding the development, off-road parking, and a garage. Ideally suited to a professional individual or couple, the property offers generous living space in a highly sought-after location.





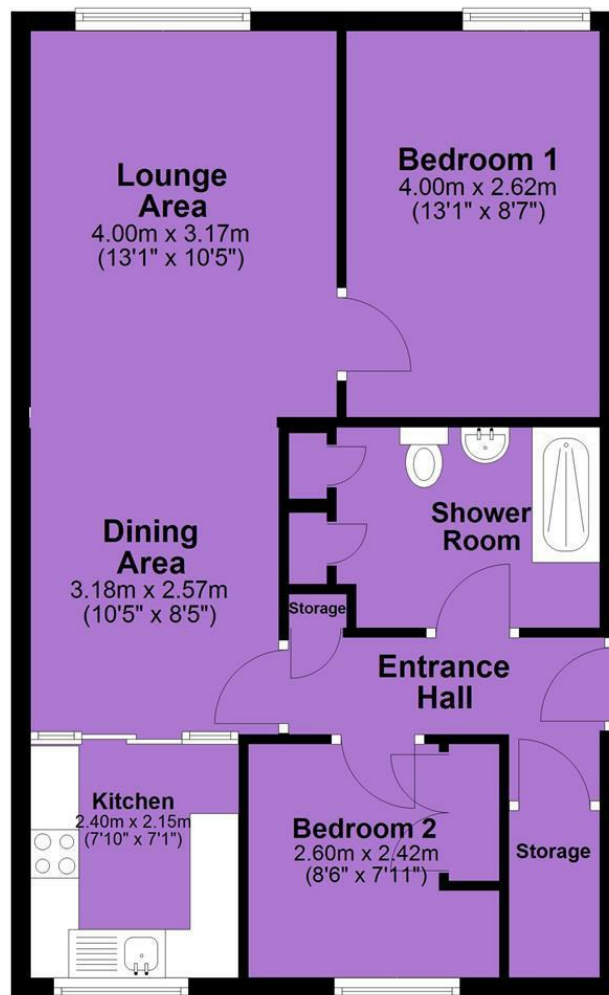
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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 	



Tenure: **Leasehold** Council Tax Band: **B**

First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow