

Flat 15, Ashfell Court Ashfell Court, Edge Lane, Chorlton, Manchester, M21 9HE

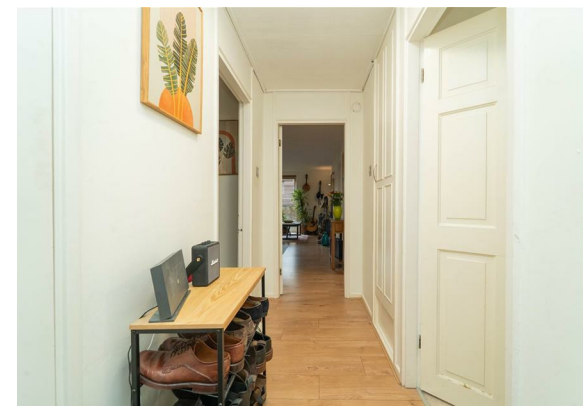


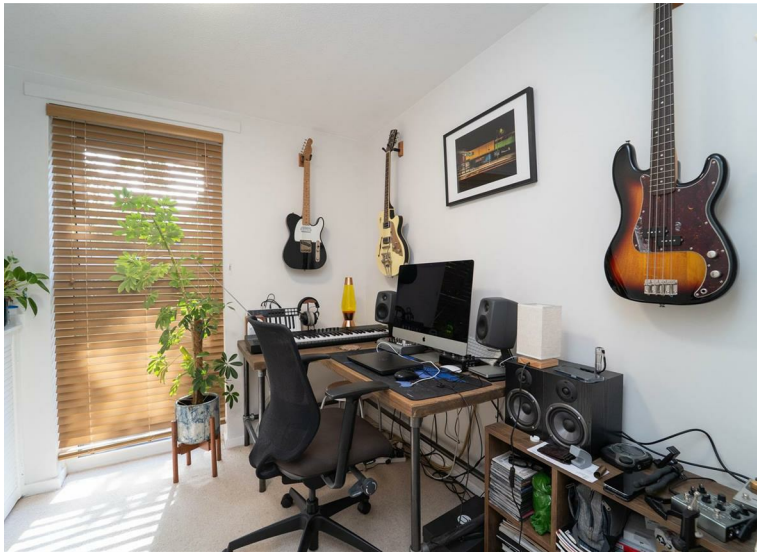
JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £215,000



VIDEO TOUR AVAILABLE A stylish TWO BEDROOM First-Floor Apartment situated within this popular purpose-built development on Edge Lane, in the heart of Chorlton. Ideally located within walking distance of both Longford Park and Chorlton Ees. The property is also close to the vibrant Chorlton Green, offering a fantastic selection of independent cafés, bars, restaurants and local amenities. Excellent transport links are available nearby, with Wilbraham Road, Chorlton, Edge Lane and Stretford Metrolink stations all providing convenient connections to Manchester 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/diner, a fully-fitted kitchen, two well-proportioned bedrooms and a three-piece bathroom. The apartment further features electric heating, secure coded gated access with direct entry onto Chorlton Ees, beautifully maintained communal lawned gardens surrounding the development, and off-road parking. Offering generous and well-proportioned living accommodation, the property is ideally suited to a professional individual or couple seeking a well-connected home in this highly sought-after Chorlton location.





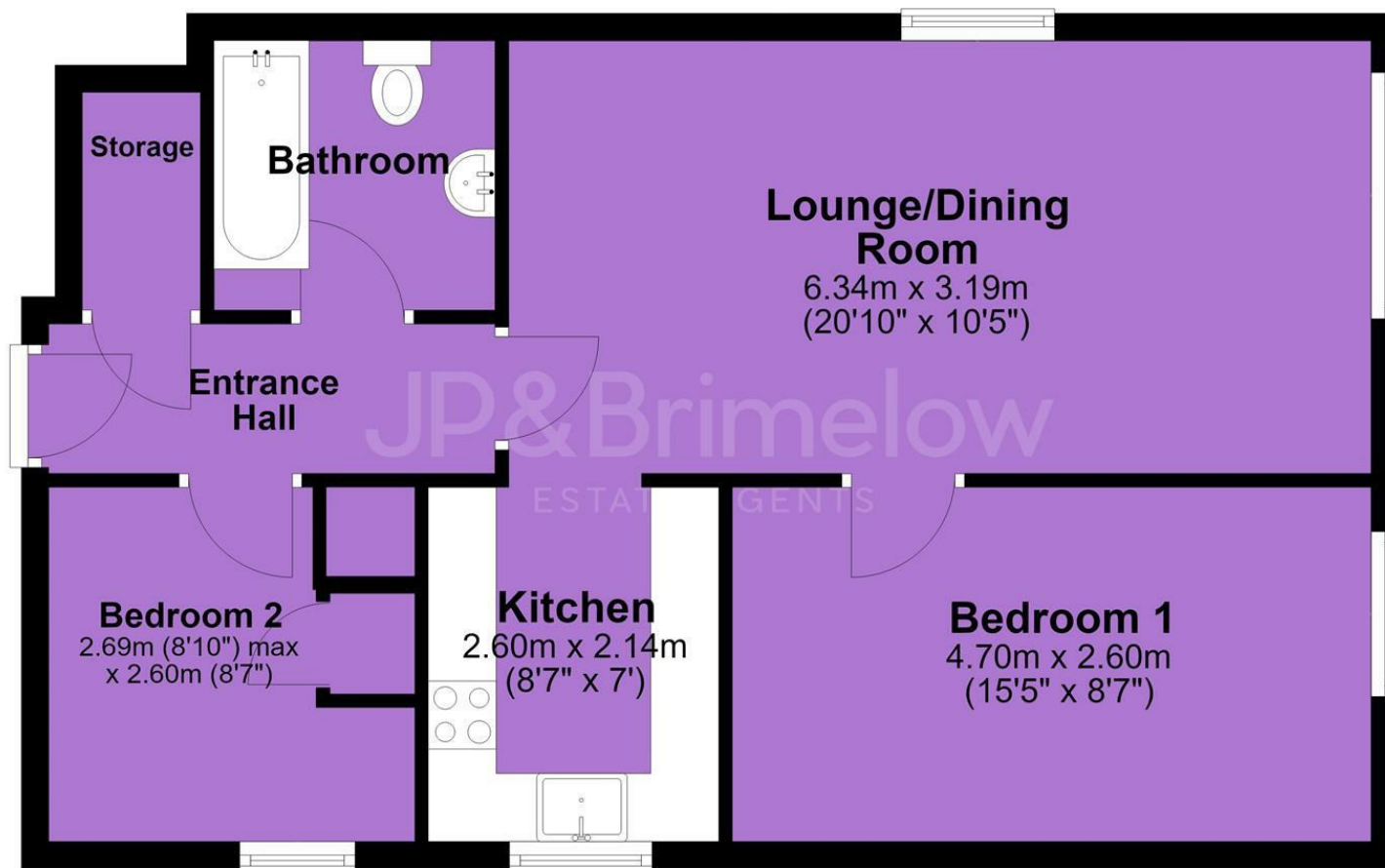
EPC Chart

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

jpandbrimelowstateagents

@jpandbrimelow