

Flat 31, Ryland House 16-18 Edge Lane, Chorlton, Manchester, M21 9JP



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £95,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept, ONE DOUBLE BEDROOM, second floor apartment to the front of the development for the over 60's. Constructed by McCarthy and Stone (Developments) Ltd. Situated within this popular purpose-built development, on Edge Lane and within walking distance to the centre of Chorlton with all its local amenities. Close to the Metrolink station on Wilbraham Road and good bus routes on your doorstep. This well-planned apartment consists of; a communal entrance hallway with stairs and a lift leading to all floors, a private entrance hallway, one double bedroom, a useful storage cupboard, a three-piece shower room, a spacious lounge and a fitted kitchen. The apartment benefits from electric storage heaters, a lift to all floors, 24-hour emergency care line response system, a communal lounge and kitchen area, use of a communal double guest bedroom (at a small cost) and a site house manager, communal mature lawned gardens to the rear aspect and off-road parking to the front aspect.





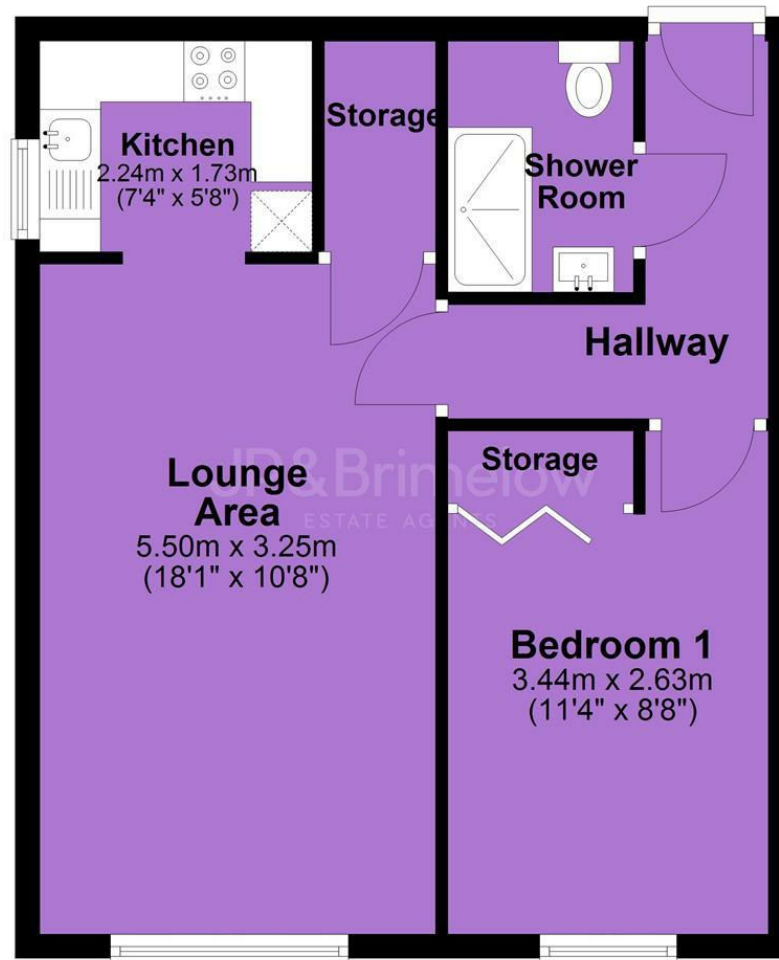
### EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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

## Second Floor



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