

Flat 12, 51 Manor Drive, Chorlton, Manchester, M21 7JU



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £99,950




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented, spacious & SOUTH FACING, TWO BEDROOM retirement apartment (75% OWNERSHIP), situated on the first floor within this sought-after 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; communal entrance hallway, lift and stairs to all floors. A private entrance hallway, an open plan lounge/dining room with access out onto a private balcony, a white fitted kitchen with useful pantry, one double bedroom with fitted wardrobes, a spacious single bedroom and a modern three-piece shower room. The property benefits from a private balcony, warmed by electric heating, communal parking and attractive communal lawned gardens. Ideally for those looking to downsize without compromising on location. OFFERED WITH NO ONWARD CHAIN. Early viewing is highly recommended.





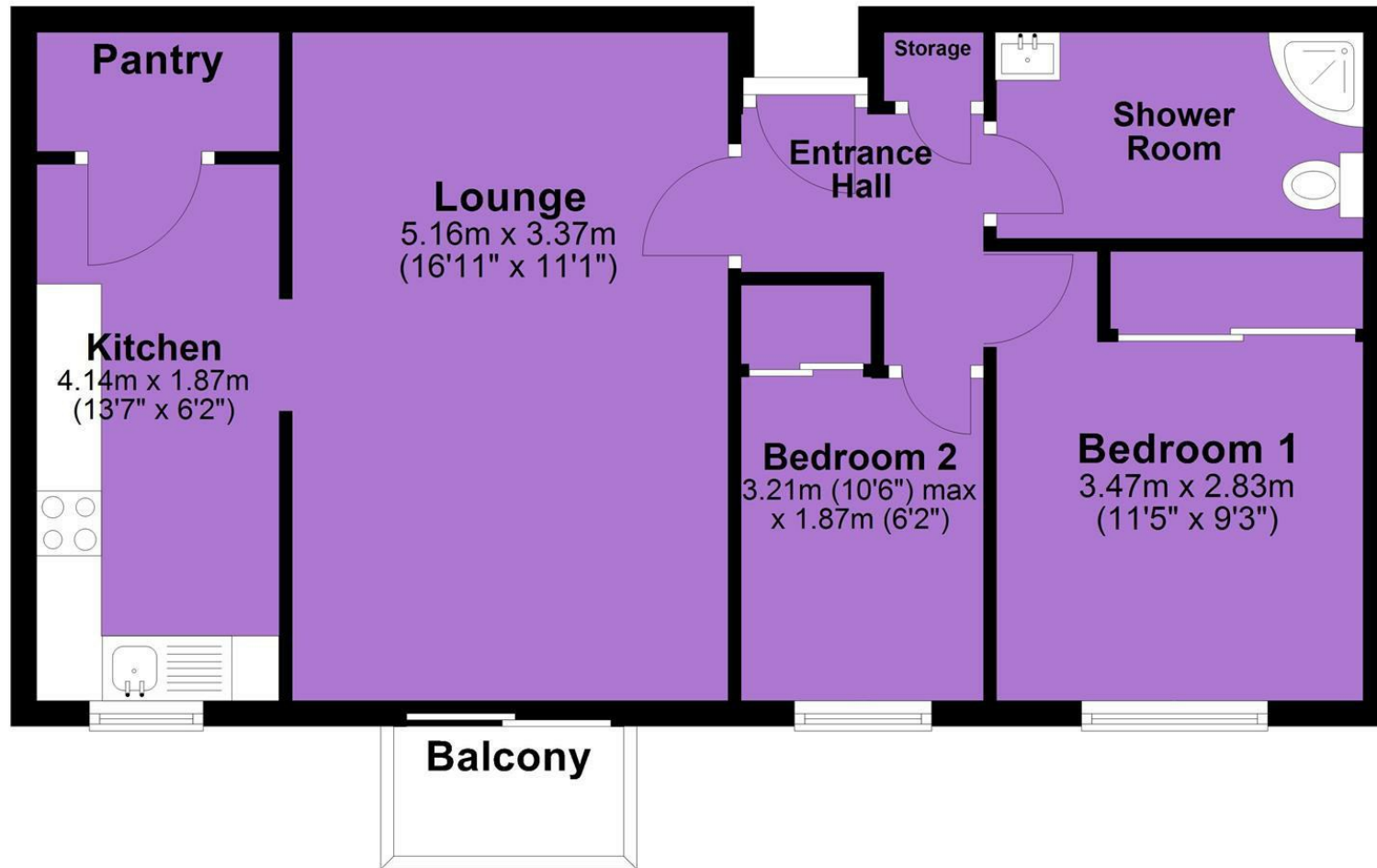
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>65</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 	

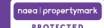


Tenure: **Leasehold** Council Tax Band: **A**

# 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



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