

Flat 42, Ryland House 16-18 Edge Lane, Chorlton, Manchester, M21 9JP

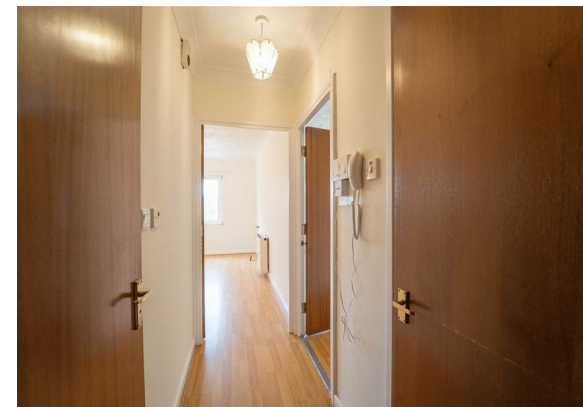


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £75,000

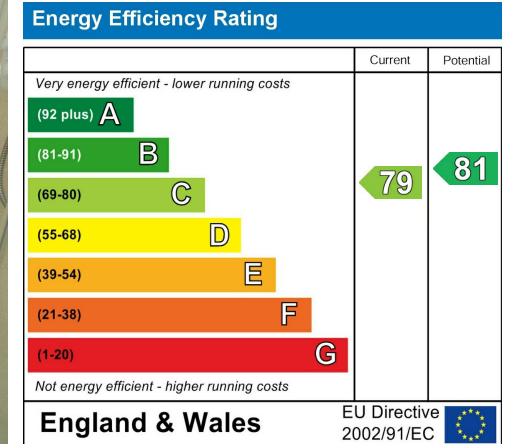


****VIDEO TOUR AVAILABLE**** A light and well-presented ONE DOUBLE BEDROOM, top-floor apartment, located to the front of this over-60s development. Built by McCarthy & Stone (Developments) Ltd, the property forms part of a sought-after purpose-built scheme on Edge Lane, within easy walking distance of Chorlton centre and its wide range of local amenities. The development is also conveniently located close to the Metrolink station on Wilbraham Road, with excellent bus routes available right on the doorstep. This well-planned apartment includes a communal entrance hallway, a private entrance hallway with a useful storage cupboard, one double bedroom to the front aspect, a three-piece shower room, a spacious lounge/dining room and a fitted kitchen. The apartment benefits from electric storage heating, 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 lawned gardens to the rear aspect and off-road parking to the front aspect. OFFERED WITH NO VENDOR CHAIN.



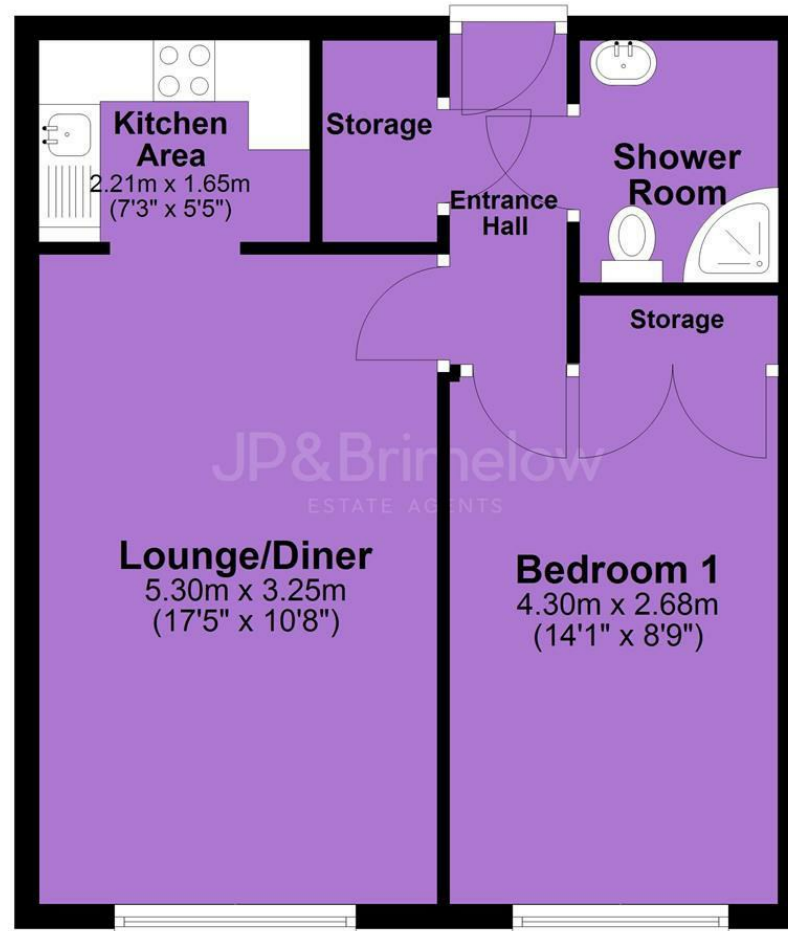


EPC Chart



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

Top 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