

Apt 7 Ventry Court 523 Barlow Moor Road, Chorlton, Manchester, M21 8AQ

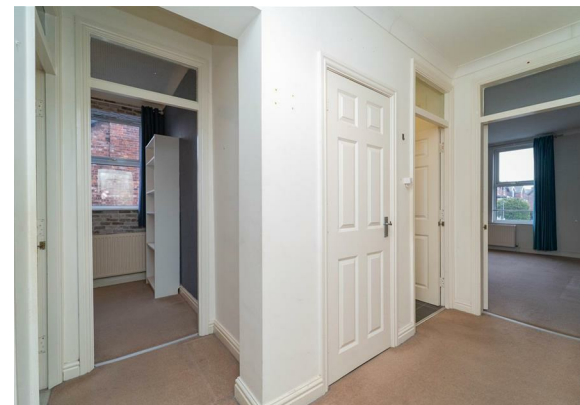


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £250,000

 2  1  1  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well- presented, TWO BEDROOM, first floor apartment positioned to the front of this development. This attractive detached period conversion is located in the heart of Chorlton on Barlow Moor Road. Situated within walking distance to the centre of Chorlton and all its amenities, Metrolink station on Wilbraham Road, giving you direct access into the city centre, media city and Manchester International Airport and strolling distance from Beech Road with all its independent bars, cafes, restaurants and Chorlton Park. The well-planned accommodation consists of; a communal entrance hall with stairs leading to all floors, a private entrance hall, a good-sized lounge to the front aspect, a fitted kitchen, a white three-piece bathroom suite, and two good sized bedrooms. The apartment benefits from; gas fired central heating, an intercom system, and allocated off-road parking to the rear.





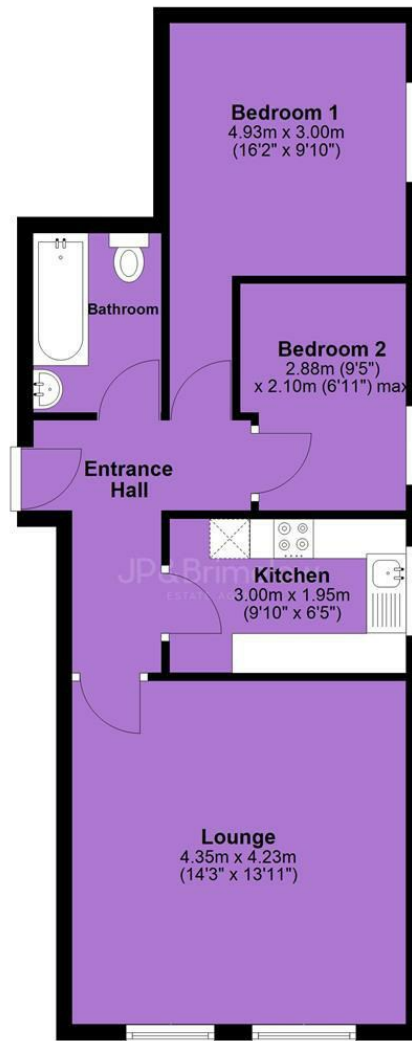
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>82</b> |
| (69-80) <b>C</b>                            | <b>77</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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

## First Floor



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