

Flat 11 Ryland House 16-18 Edge Lane, Chorlton, Manchester, M21 9JP



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£105,000




****VIDEO TOUR AVAILABLE**** A light and well presented, ONE DOUBLE BEDROOM, ground floor apartment to the rear 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 comprises of; a communal entrance hallway, a private entrance hallway, one double bedroom to the rear aspect with views into the lawned garden, a modern fitted white three-piece shower room, a spacious lounge/dining room with access into the lawned communal gardens with a paved patio area and a modern 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 mature lawned gardens to the rear aspect and off-road parking to the front aspect. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	83
(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 	

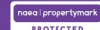


Tenure: **Leasehold** Council Tax Band: **B**

Ground Floor



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