

Apt 2 Fairhaven Court, Fairhaven Court, 62 Sandy Lane, Chorlton, Manchester, M21 8TT

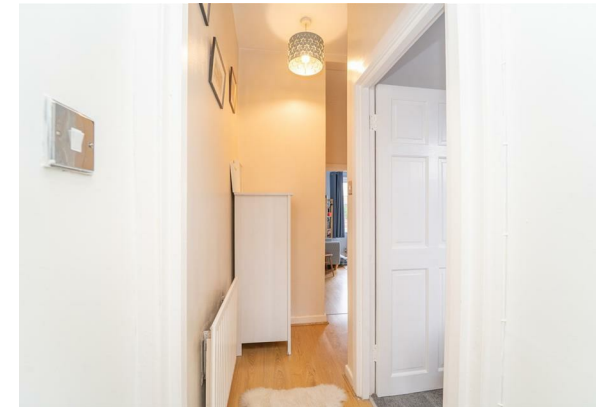


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ESTATE AGENTS

# Offers Over £200,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well presented & delightful, ONE DOUBLE BEDROOM, ground floor apartment, set within this period conversion on a highly regarded road in Chorlton. The centre of Chorlton with all its local amenities, including bars restaurants and independent shops as well as the Metrolink station on St Werburgh's Road are close by, giving you direct access into the City Centre and Media City. In brief the apartment consists of; a porch, a lounge with useful storage cupboard, a white three-piece bathroom suite, a double bedroom, and a fitted kitchen which has access out into the rear aspect. The apartment benefits from gas fired central heating, high ceilings, off-road parking to the rear aspect and use of the communal cellars.





## 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>67</b>	<b>74</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 	

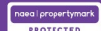


Tenure: **Leasehold** Council Tax Band: **A**

## Ground Floor



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