

Flat 34 Ashfell Court Edge Lane, Chorlton, Manchester, M21 9HE



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £200,000

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VIDEO TOUR AVAILABLE A bright and stylishly presented TWO BEDROOM, first floor apartment situated in this popular purpose-built development on Edge Lane, here in Chorlton. Located within walking distance of Chorlton Ees to the rear, and close to the heart of Chorlton, the Green with its local amenities, and several Metrolink stations including Wilbraham Road, Chorlton, Edge Lane, and Stretford. Offering direct access to the City Centre, MediaCity, and Manchester International Airport. The attractive accommodation consists of a communal entrance hallway with stairs leading to all floors, a private entrance hall with ample storage space, a spacious lounge/dining room, a fitted kitchen, two good sized bedrooms, and a three-piece family bathroom. The apartment benefits from electric heating, a coded gate with access to Chorlton Ees to the rear, well-maintained communal lawned gardens surrounding the development and off-road parking facilities. Would suit a professional or a couple due to the size and location available. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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**

First Floor



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