

Apartment 54, 25 Limelight Shrewsbury Street, Old Trafford, Trafford, M16 9FZ



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £105,000

2 1 1 B

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented & light, TWO BEDROOM first floor apartment positioned at the rear of the development with open views into Manchester city centre. 75% SHARED OWNERSHIP. ASSISTED LIVING FOR OVER 55 YEAR OLDS. Located here in a central desirable Old Trafford residential area, within easy walking distance of Ayres Road in Old Trafford. Seymour & Hullard Parks are nearby as well as the Metrolink station at Trafford Bar, giving you direct access into the city centre. In brief, the accommodation consists; a communal entrance hallway with a lift to all floors. A private entrance hallway with storage cupboard, an impressive lounge/dining room with a modern fitted kitchen, two bedrooms and a three-piece wet room. This apartment benefits from Hot water and heating bills included in the service charge, an onsite Café, Hair saloon, events/workshops, residents Lounges, GP Surgery, Pharmacy and a resident roof garden. Warmed by electric heating, fitted wardrobes in bedroom one with a door leading to the wet room. OFFERED WITH NO ONWARD CHAIN. Early viewing is a must to appreciate what is available within this fantastic development.





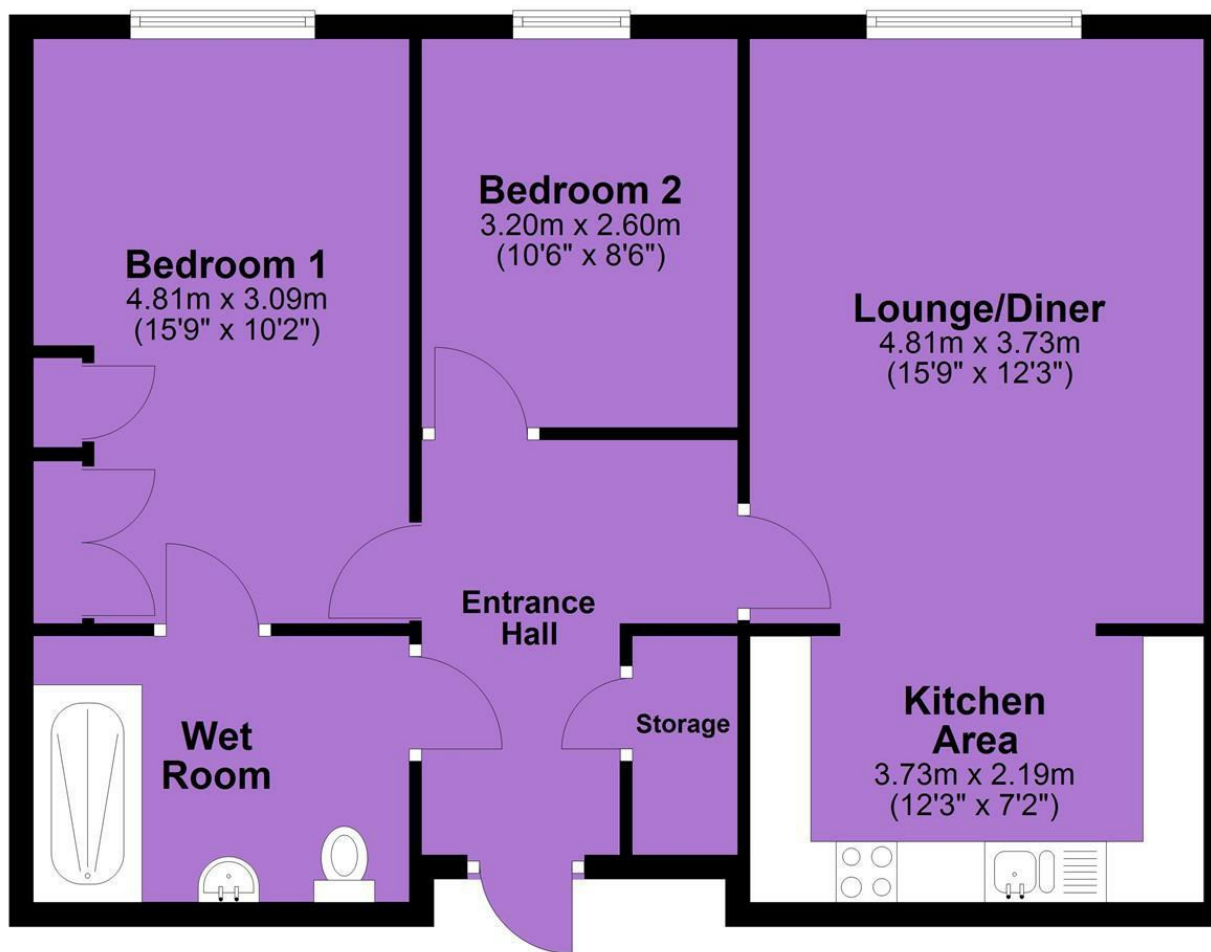
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>82</b>                                                                                                   | <b>82</b> |
| (69-80) <b>C</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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