

Apt 23 Fielden Court, 245 Barlow Moor Road, Chorlton, Manchester, M21 7AY



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ESTATE AGENTS

Offers In The Region Of £250,000

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VIDEO TOUR AVAILABLE A spacious TWO DOUBLE BEDROOM, ground-floor apartment with shared freehold ownership and rare direct communal garden access, offering a house-like feel rarely found in apartment living. Located within this purpose-built development known as Fielden Court in vibrant Chorlton, South Manchester, the property is ideally positioned near Chorlton Water Park, Chorlton Park and Chorlton Golf Club. It also offers convenient access to transport links, including the Metrolink and bus routes on Barlow Moor Road, providing easy connections to Manchester City Centre and Manchester International Airport. The location is perfect for enjoying the amenities of both West Didsbury and Chorlton, whilst also being close to local primary schools, parks and the motorway network. In brief, the property comprises: a communal entrance with stairs leading to all floors; a private entrance hall with a useful storage cupboard; a well-presented open-plan lounge/dining room with access onto the communal gardens; a good-sized fitted kitchen; a white three-piece bathroom suite; and two double bedrooms, one benefitting from an en-suite shower room. Further benefits include gas-fired central heating, high ceilings, an intercom system, allocated secure off-road parking, and well-maintained communal grounds. Viewing is highly recommended due to the property's excellent location close to the amenities of West Didsbury and Chorlton.





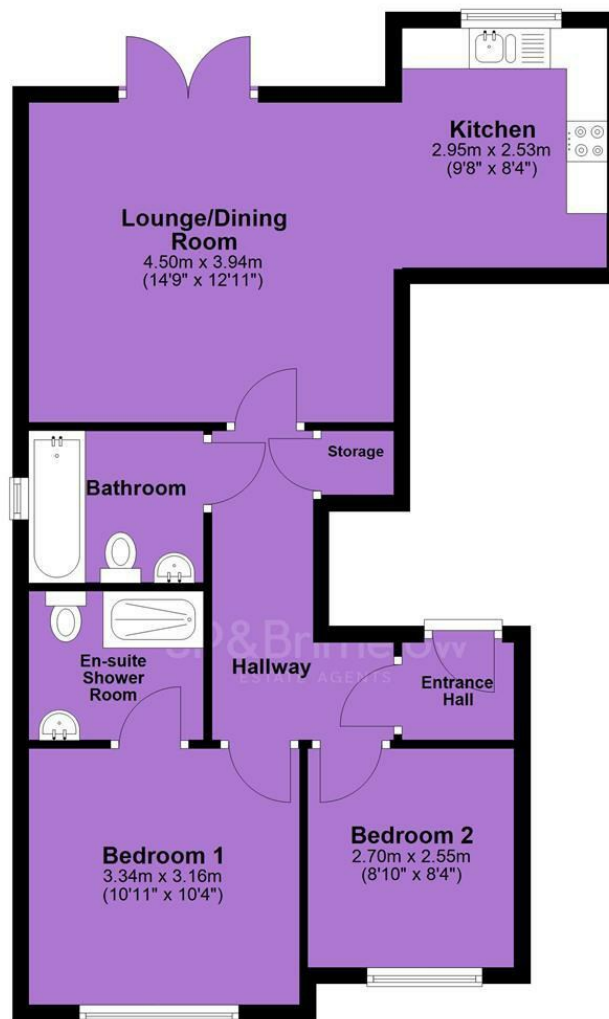
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
		



Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



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