

Flat 31, Ryland House 16-18 Edge Lane, Chorlton, Manchester, M21 9JP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £99,500




VIDEO TOUR AVAILABLE A well-kept, ONE DOUBLE BEDROOM, second floor apartment to the front 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 consists of; a communal entrance hallway with stairs and a lift leading to all floors, a private entrance hallway, one double bedroom, a useful storage cupboard, a three-piece shower room, a spacious lounge and a fitted kitchen. The apartment benefits from electric storage heaters, 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.





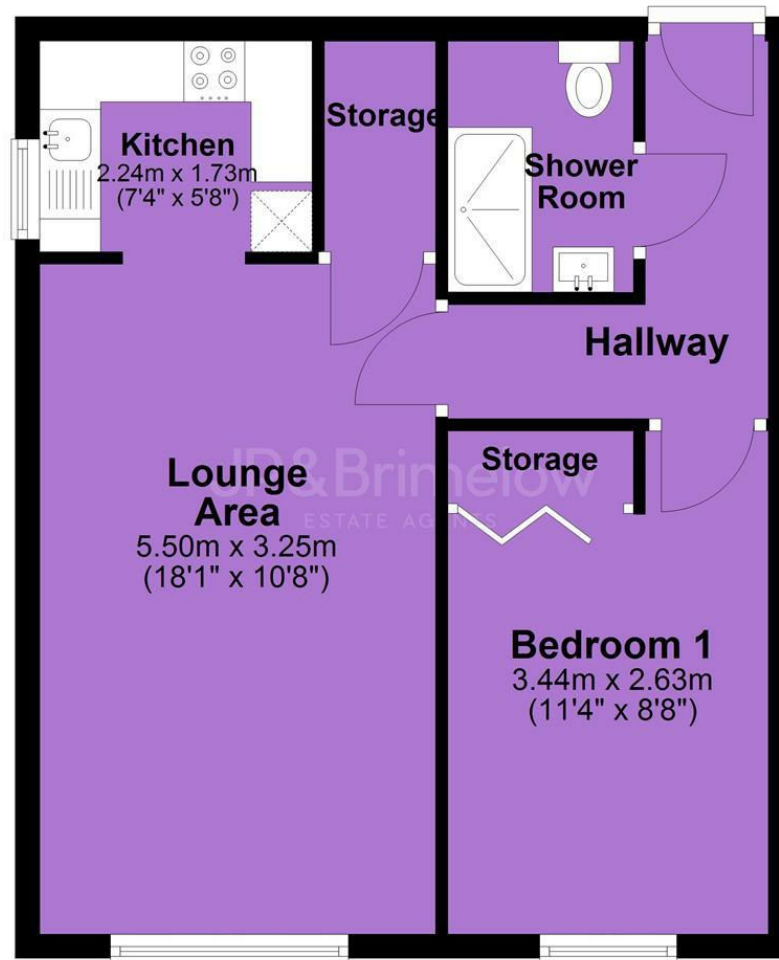
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		71	
(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: **B**

Second Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

 [jpandbrimelowstateagents](https://www.instagram.com/jpandbrimelowstateagents)

 [@jpandbrimelow](https://www.twitter.com/jpandbrimelow)