



EMMA
HATTON
LTD

Cranbourne Road , Chorlton Offers In Region Of £260,000

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- 2 Double bedroom Apartment
- Within attractive Period Conversion
- Large open plan lounge/fitted Kitchen
- Contemporary Bathroom
- Double glazed windows
- communal secure gated parking
- Oak wooden flooring
- Short walk to Metro

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Apartment 13 , 5 Cranbourne Road , Chorlton , Manchester , M21 8GE



BEDROOM ONE: 15ft 8in x 11ft 4in.

BEDROOM TWO: 12ft 3in x 9ft 8in.

CONTEMPORARY BATHROOM

OUTSIDE: There is a communal secure gated off road parking.

SERVICE CHARGE: Approx £125.00 per month with a lease term of 999 years granted in 2005 and the ground rent is £50 per annum.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Property Description

A stylish and contemporary first floor apartment within an attractive period conversion in the heart of Chorlton Village, the accommodation briefly comprises: reception hallway, spacious open plan lounge/fitted kitchen, 2 Double bedrooms, contemporary bathroom, wooden sash style windows, warmed by electric heating, secure communal parking, within walking distance to Metro and popular Beech Road with its independent café bars and boutique shops, this apartment is ideal for the professional/couple/downsizer, viewing comes highly recommended..

THE ACCOMMODATION BRIEFLY COMPRISES:

COMMUNAL ENTRANCE

RECEPTION HALLWAY

OPEN PLAN LOUNGE/FITTED KITCHEN

LOUNGE AREA:12ft 5in x 16ft 3in.

KITCHEN AREA:12ft 7in x 7ft 5in.

