



EMMA  
HATTON  
LTD

16 Rylands House

Asking Price Of £80,000

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- A well presented 1st Floor Retirement Apartment
- Double bedroom with Built in wardrobes
- A good sized lounge
- Fitted Kitchen
- Modern Shower Room
- UPVC double glazed windows
- Well kept communal gardens
- Communal off road Parking

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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16 Rylands House, Chorlton, M21 9JP



LOUNGE: 17ft 6in x 10ft 6in.

BEDROOM ONE: 14ft 2in x 8ft 7in.

MODERN SHOWER ROOM

RESIDENTS/GUEST LOUNGE

OUTSIDE: There is a delightful communal garden and off road parking.

SERVICE CHARGE: Payable 6 monthly and is approx. £1,273.13.

COMMUNAL LAUNDRETTE: We understand is covered under service charge.

GROUND RENT: Approx £420.00 per annum.

LEASE TERM: 125 years granted in 1992.

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 rare opportunity to purchase a well presented first floor retirement apartment. Over 55 years of age only, this splendid apartment briefly comprises good sized lounge with fitted kitchen, double bedroom with built in wardrobes and dressing table, modern shower room with electric, UPVC double glazed windows, electric storage heating, well kept attractive communal gardens and off road parking. In addition is a lovely spacious residents/guests communal lounge and kitchen, within walking distance to Chorlton Village and Metro, viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

STORAGE/CLOAKS ROOM

OPEN PLAN LOUNGE/KITCHEN

ARCHWAY OPENING TO KITCHEN AREA: 6ft 6in x 5ft 3in.

