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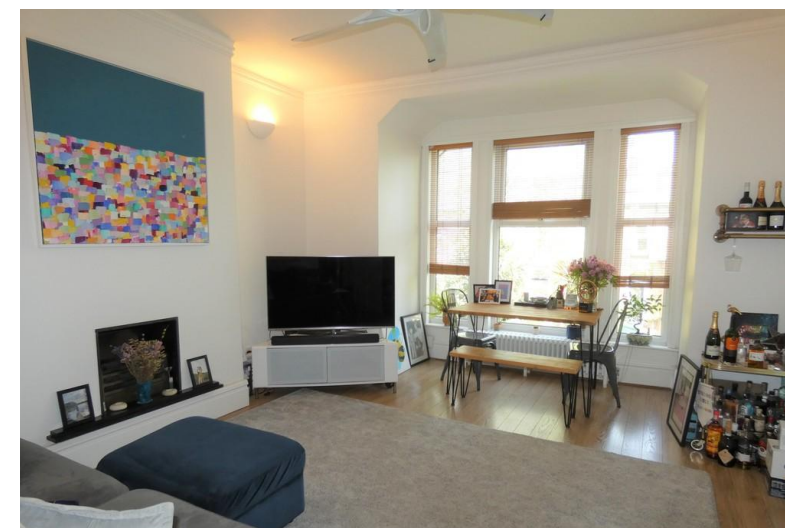
High Lane, Chorlton

Offers In Region Of £199,950

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- Light and Spacious Apartment
- Lounge with high ceilings
- Fitted kitchen
- Double Bedroom
- Double glazed Windows
- Combi gas central heating
- Large than average Bathroom
- Off Road Parking to rear

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



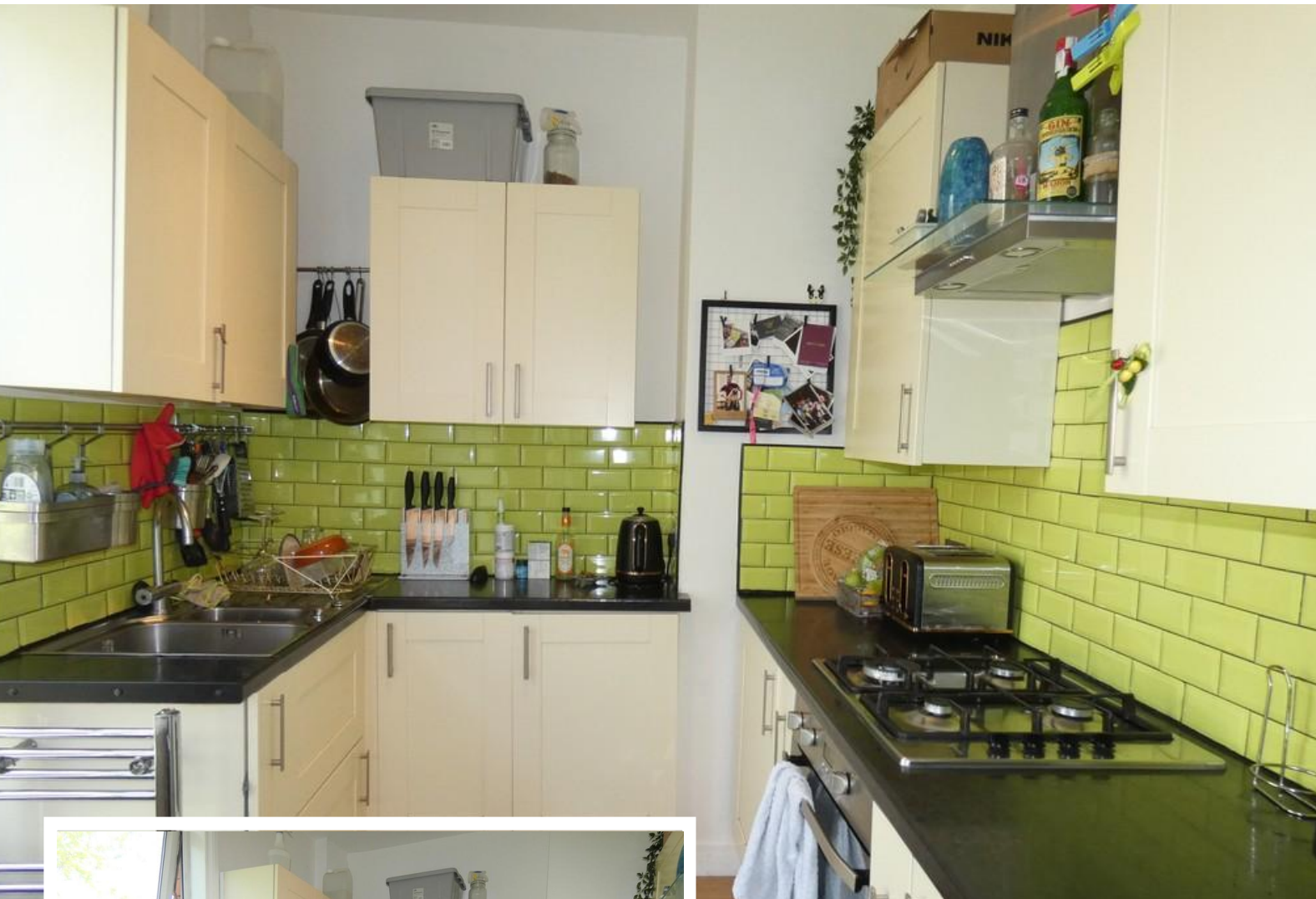
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Flat 2, 33 High Lane, Chorlton, Manchester, M21 9DL



LOUNGE: 15ft 3in x 13ft 6in.

FITTED KITCHEN: 8ft 1in x 7ft 3in.

DOUBLE BEDROOM: 14ft 9in x 11ft 7in.

3 PIECE BATHROOM SUITE: 10ft 2in x 8ft 7in.

OUTSIDE: To the front are delightful communal gardens with off road parking to rear with useful bike store.

SERVICE CHARGE: Approx £80.00 per month which includes building insurance and upkeep of communal areas.

TENURE: Share of Freehold

LEASE TERM: We understand the lease term is over 900 years remaining.

OUTSIDE: To the front are delightful communal gardens with off road parking to rear with useful bike store.

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

We are delighted to offer for sale this light and spacious first floor apartment within this attractive Period conversion, the building consists of just 3 apartments and this well planned accommodation briefly comprises communal stairs to first floor, entrance vestibule, large lounge with high ceilings, access through to modern fitted kitchen, a good sized double bedroom with built in wardrobe, larger than average bathroom with plumbing for washer, double glazing windows are installed and warmed by column radiators to most rooms, delightful communal gardens to front with off road parking to rear with useful bike store, within a stone's throw from fashionable Beech Road and well placed for Chorlton Village and excellent transport links to City Centre/Media City/Airport, this apartment is ideal for the first time buyer/professional couple therefore early viewing is advisable.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE WITH STAIRS TO FIRST FLOOR

ENTRANCE VESTIBULE