



EMMA  
HATTON  
LTD

Edge Lane, Chorlton

Offers In Region Of £189,950

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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

- Spacious Double Bedroom Apartment
  - 18ft Lounge
  - Large Fitted Breakfast Kitchen
  - Contemporary Shower Room
- Modern Electric Heating
  - Double glazed windows
  - Garage
  - Delightful communal Gardens





6 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF



## Property Description

Situated on the outskirts of Chorlton Village is this well presented and spacious purpose built double bedroom ground floor apartment set in delightful communal grounds with amazing views, this well planned accommodation briefly comprises communal entrance, private entrance hallway, 18ft Lounge and double bedroom providing fantastic views to communal gardens, large fitted breakfast kitchen with integrated appliances, contemporary shower room, useful outside storage room, delightful communal gardens and parking, GARAGE, double glazed windows and modern electric heating are installed, within a short walk to Fashionable Beech Road and excellent transport links to City Centre/Media City/Airport, this impressive apartment is ideal for the first time buyer/downsizer therefore early viewing is advisable.

THE GROUND FLOOR ACCOMMODATION COMPRISES:

COMMUNAL HALLWAY

ENTRANCE HALLWAY

LOUNGE: 18ft 2in x 11ft 3in.



FITTED KITCHEN/DINER: 17ft 4in (narrowing to 11ft 6in) x 11ft 6in.

DOUBLE BEDROOM: 13ft 1in x 11ft 1in.

CONTEMPORARY SHOWER ROOM

GARAGE

OUTSIDE: There are delightful communal gardens and parking.

SERVICE CHARGE: The service charge is approx. £127.00 per month and we understand the lease term is 999 years from 1 November 1970

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