

JP&Brimelow

SALES

Price: £72,000



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

Chorlton & Didsbury Sales

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PROTECTED

DESCRIPTION

A light & well presented, ONE DOUBLE BEDROOMED, first floor apartment located at the front of this development, suitable for the OVER 55's constructed by McCarthy & 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, Metrolink station on Wilbraham Road, good bus routes on your doorstep. Nearby to all the independent shops/bars/restaurants on Beech Road, Chorlton Nature Reserve and Longford Park. This well-planned apartment comprises; communal entrance hallway, a lift to all floors, a private entrance hallway, one double bedroom to the front, a modern fitted three-piece shower room, a spacious lounge/ dining room with views to the front aspect and a fitted kitchen with a window to the side aspect. The apartment benefits from double glazing throughout, electric storage heating, a lift to all floors, 24-hour emergency care line response system, a communal lounge & kitchen area, a site house manager, communal mature lawned gardens to the rear/side aspect and off-road parking to the front aspect. OFFERED WITH NO VENDOR CHAIN. Internal inspection is highly recommended.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

ENTRANCE PORCH

Entered via a hardwood door. Ceiling light point. Entered via an intercom system.

COMMUNAL LOUNGE/KITCHEN AREA

Double glazed window to the front aspect. Ceiling light points.

COMMUNAL ENTRANCE HALLWAY

Stairs and lifts to all floors. Access to communal living room, kitchen, laundry room and house managers office.

PRIVATE ENTRANCE HALLWAY

Entered via a hardwood door. Ceiling light point. Ceiling coving. Wall mounted telephone entry intercom system. Doors leading to:

SHOWER ROOM

Wall light. Wall mounted extractor fan. Floor to ceiling tiled walls. Wall heated towel rail. Fitted with a white three piece suite comprising: a fully tiled shower cubicle, a low level W.C. & a vanity hand wash basin. Wall mounted electric heater.

BEDROOM ONE

Double glazed window to the front aspect. Ceiling coving. Wall light. Fitted wardrobe providing ample hanging and storage space. Electric storage heater. Telephone point. Emergency cord.

LOUNGE/DINING ROOM

Double glazed window to the front aspect. Ceiling coving. Emergency cord. Wall light. Electric storage heater. Television point. Telephone point. A useful walk-in storage cupboard housing hot water tank and fuse box. Opening to:

FITTED KITCHEN

Double glazed window to the side aspect. A wall light. Fitted with a range of base and eye level units with roll edge work surface incorporating a stainless steel sink unit with tiled splash backs. Integrated four ring electric hob with a wall mounted extractor fan. Integrated electric oven. Space for fridge and a freezer.

EXTERNALLY

To the front aspect there are well kept communal lawned gardens with planted flowerbeds. Resident and guests car parking spaces to the front aspect. CCTV to the front and rear aspect of the property. To the rear aspect there are private enclosed lawned gardens with well established and mature planted flower beds.

DIRECTIONS

From our Chorlton office, turn left and proceed along Barlow Moor Road in the direction of Didsbury. At the first set of major traffic lights, turn right into High Lane. Continue for some distance past the Manchester Road junction on the right hand side. The Ryland House development can be found on the right hand side after the bend passing the Kingshill Road turning on your left. Entrance is via an intercom.

TENURE

Leasehold With an original lease of 125 years with TBC years remaining. Annual ground rent of £TBC and the client pays service charge in September and March of £TBC (Information as per current vendor). 10.09.2019

ASSESSMENT

Council Tax Band B

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FINANCIAL INFORMATION

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail: Brendan@brownfinancialservices.co.uk, Mob: 07764942896. Landline: 0161 976 2628. Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

Your property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

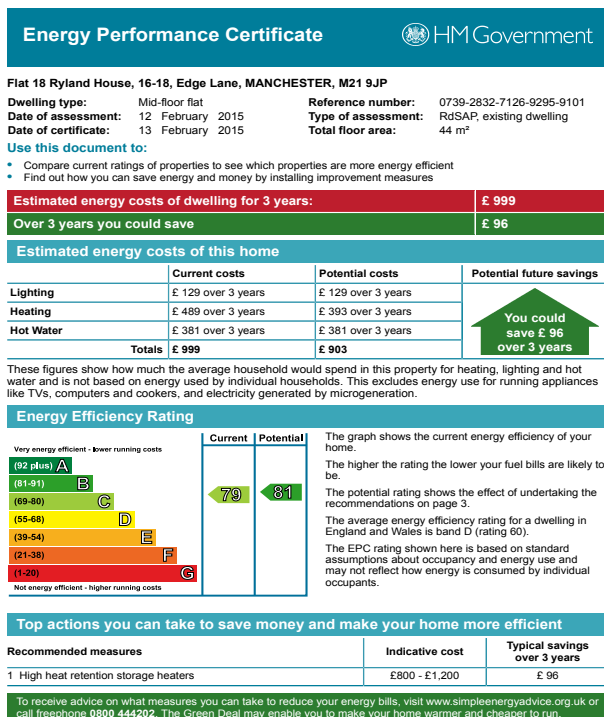
LOCAL INFORMATION

For more information with regards to local transport links and the Metrolink please visit www.gmpete.com. For information with regards to schools please visit www.manchester.gov.uk

VIEWING

By appointment through the Agent

EPC Chart



FLOOR PLANS

Not to Scale. For Illustration purposes only.

First Floor

