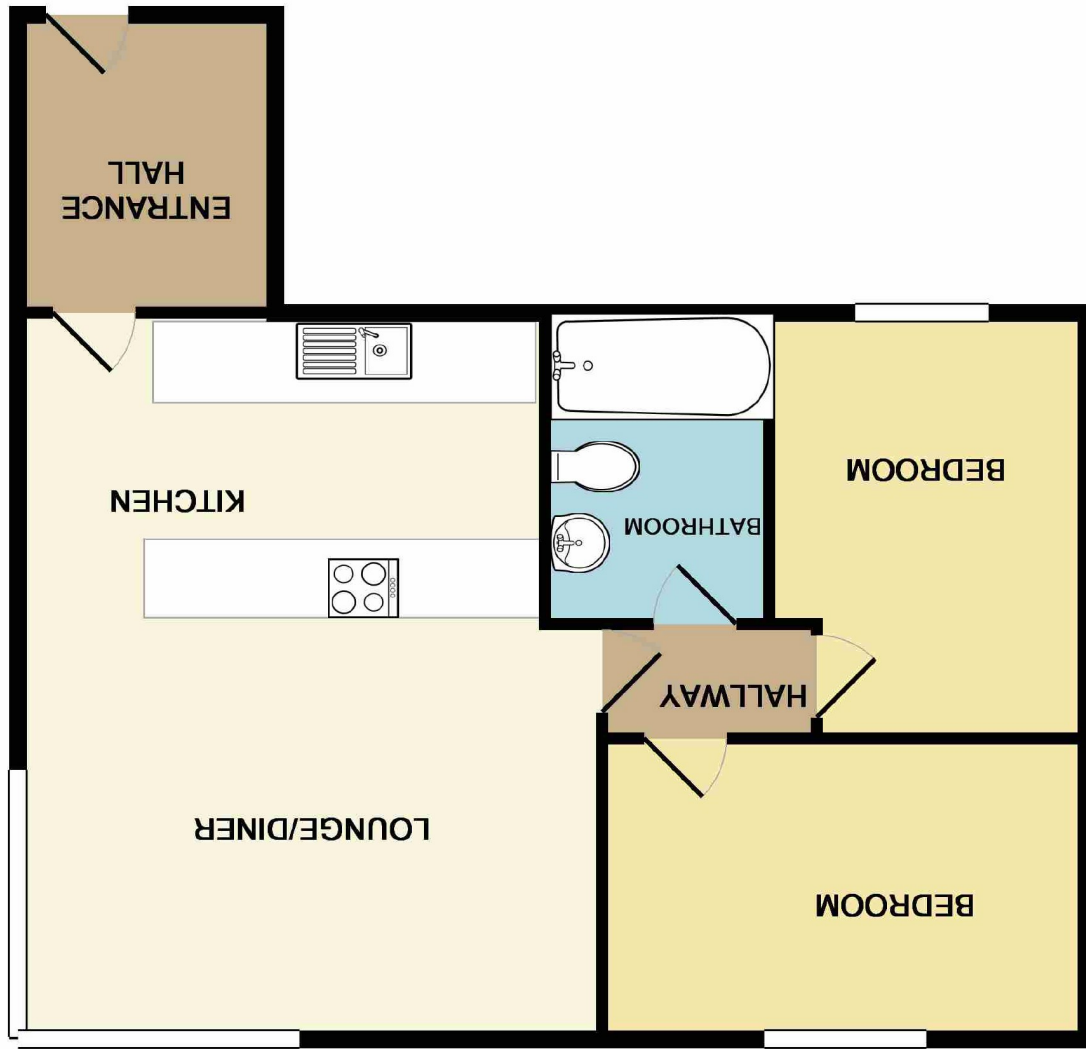


Measurements are approximate. Not to scale. Illustrative purposes only  
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**Apt 19 57-59 High Lane  
Chorlton M21 9FA**  
**£285,000**



**The Property**

SIMPLY STUNNING APARTMENT IN THIS DEVELOPMENT IN THE HEART OF CHORLTON!

DENBIGH VILLAS' are a stunning development of twelve apartments set within a historic Chorlton building and restored by an award winning local developer. Bringing together the work of Simon James, award-winning Architect, and Deborah Armistead, award-winning interior designer. This is the seventh in a series of projects with layouts that designed to maximise light and volume in spaces that are brought to life with tastefully selected, materials, textures and colours. The development is set across four floors with each apartment having two bedrooms, bathroom and

allocated parking. The finish and specification of the apartments is to the highest standard and this development benefits from a stunning communal roof garden.

- Quality fitted kitchen with quartz worktops
- \*Fitted Hoover dishwasher
- \*Teknix fridge/freezer
- \*Sia oven & hob
- \*Montpellier washer/dryer
- \*Natural oak wood flooring
- \*Oak four panel interior doors
- \*Pilkington Glass double glazing
- \*Fitted bathroom with underfloor heating

**Postcode - M21 9FA**

**EPC Rating - C**

**Local Authority -**

**Council Tax - Band**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)	78	82
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	78	79			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	