



The Highlands, 118 Edge Lane  
Stretford  
M32 8PX

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Apartment 23 The  
Highlands 118 Edge Lane  
Stretford  
Manchester  
M32 8PX



£160,000

\*A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT FOR PERSONS AGED 60 AND OVER\*  
Excellent standard of presentation. Frontal outlook towards Longford Park. Electric heating system and double glazing. Fitted kitchen with built-in oven and hob. Well appointed shower room/WC. Both bedrooms benefit from fitted furniture. Situated within well tended communal grounds with parking areas for residents and visitors. The tenure of the property is leasehold for the residue of 125 years from the 1st of January 1990, subject to an annual ground rent of to be advised. A service charge is payable of £306.46 pcm. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

### Entrance Hall

With a substantial storage facility off with mirror fronted sliding doors. Storage heater and loft access point.

### Lounge/Dining Room

With a double glazed window to the front and a coal effect fire set within a feature fireplace. There are storage heaters in both the lounge and dining sections. Access to:

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, extractor fan and space for fridge freezer.

### Bedroom (1)

With a double glaze window and a range of fitted furniture comprising wardrobes, storage space and dressing table facility.

### Bedroom (2)

With a double glazed window, a storage heater and a range of fitted furniture comprising wardrobes and storage space.

### Shower Room/WC

With a walk-in shower area, pedestal wash hand basin and low level WC. Large mirror fitment, extractor fan and tiled decor. Chrome ladder radiator.

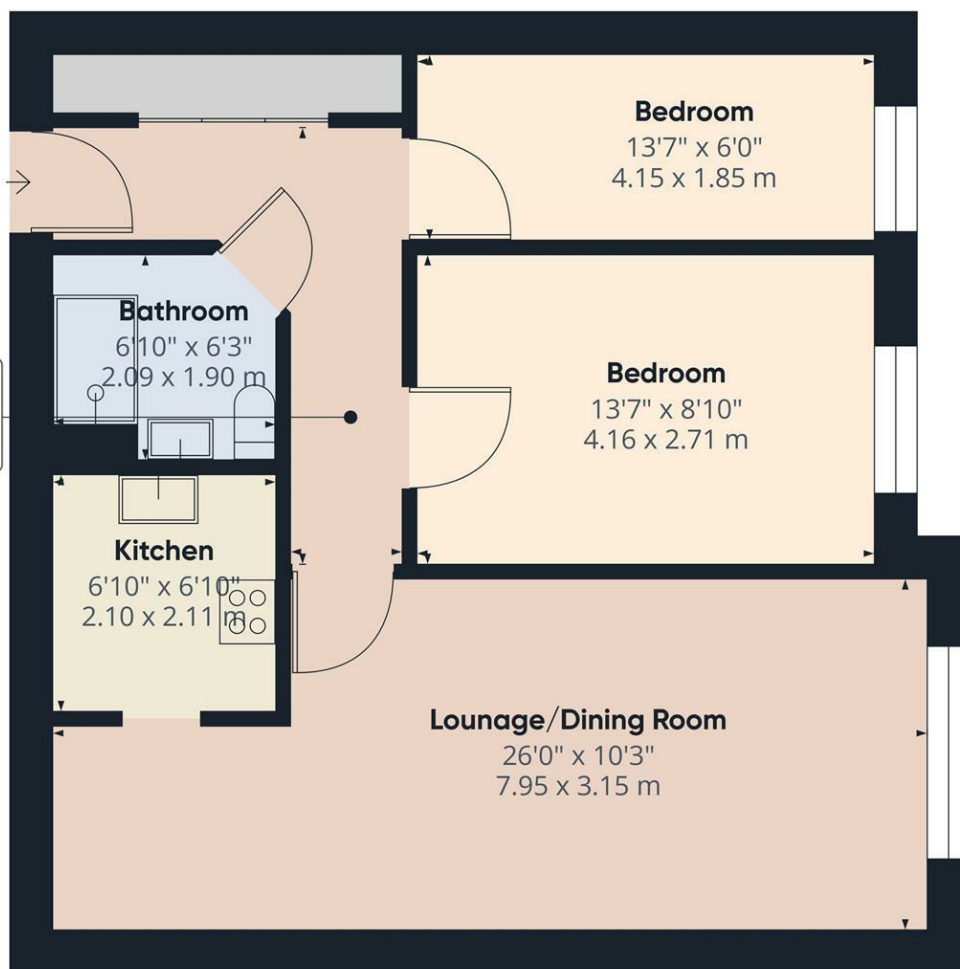
### Outside

The development stands within well tended communal grounds that incorporate parking areas for residents and visitors.

### Additional Information

The development incorporates a communal lounge, a guest suite for visitors and a laundry facility.





Approximate total area<sup>(1)</sup>  
620.22 ft<sup>2</sup>  
57.62 m<sup>2</sup>

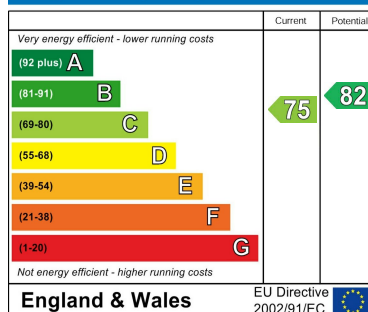
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Energy Efficiency Rating**



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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