



*jordan fishwick*

Apt 14 Park Place, 324c Barlow Moor Road, Chorlton,  
M21 8AY  
Guide Price £295,000



**Apt 14 Park Place, Block 3, 324c  
Barlow Moor Road, Chorlton,  
Chorlton, M21 8AY**  
**Guide Price £295,000**



### The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented **TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT** located within a well regarded, **GATED DEVELOPMENT** just a stone's throw from Beech Road and Chorlton Village. Benefitting from both **OFF ROAD PARKING** and a **BALCONY**, this delightful property will prove ideal for a young couple / investor and offers spacious and light accommodation throughout, boasting a **23FT OPEN PLAN LIVING/DINING/KITCHEN**. The property further benefits from being ideally placed for all local amenities, parks and transport links including the Metro. The accommodation briefly comprises: secure communal entrance hallway with stairs to first floor landing, entrance hall, large open plan living/dining/kitchen with integrated appliances and full height sliding patio doors to the balcony, two excellently proportioned double bedrooms, the main benefiting from an en-suite shower room and both with **OPEN VIEWS OVER ALLOTMENTS TO THE REAR**, main bathroom, fitted with a modern three piece suite and useful storage cupboards. Double glazing has been installed throughout and the apartment is warmed by gas central heating. An internal viewing is most highly recommended. Council tax B. EPC C.



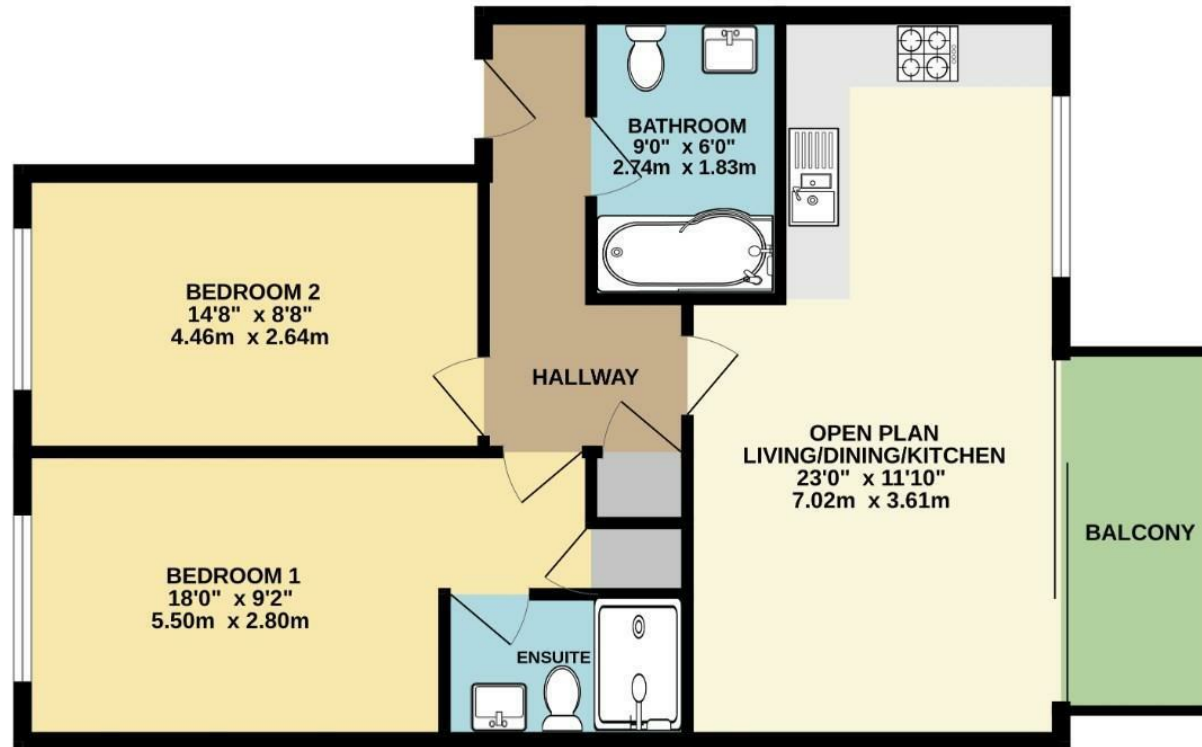
- NO CHAIN
- Superbly presented first floor apartment
- Two double bedrooms and two bathrooms
- Well regarded gated development
- Stone's throw from both Beech Road and Chorlton Village
- Well maintained lawned communal gardens
- Secure, allocated off road parking
- Open views over allotments to the rear
- 23ft open plan living/dining/kitchen
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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