



jordan fishwick

Flat 19 Manor Court, Manor Drive, Chorlton, M21 7JU

Guide Price £135,000

**Flat 19 Manor Court, 51
Manor Drive, Chorlton,
Manchester, M21 7JU**

Guide Price £135,000




The Property

*****NO CHAIN***** Located within the well regarded Manor Court development, available only to those over 55, is this well presented **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**. This delightful warden assisted property benefits from a **BALCONY** with views over the well maintained gardens and provides spacious and light accommodation throughout. Ideally placed for both Chorlton and Didsbury Village centres and just a stone's throw from all local amenities and Chorlton Waterpark, this fine apartment will prove ideal for those looking to downsize whilst remaining in the Chorlton area. Residents further benefit from use of a communal library and lobby area with seating and function room with kitchen facilities, laundry room and there is a guest suite available upon request. The accommodation briefly comprises: communal entrance hallway with stairs and lift to all floors, entrance hall, spacious lounge/dining room with full height French patio doors opening to the balcony, kitchen, two double bedrooms, both with full height fitted wardrobes and shower room with a modern three piece suite. Double glazing and electric heating have been installed throughout. Externally, well maintained and secure communal gardens surround the development as well as a private residents car park providing ample **OFF STREET PARKING**. An internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax Band A

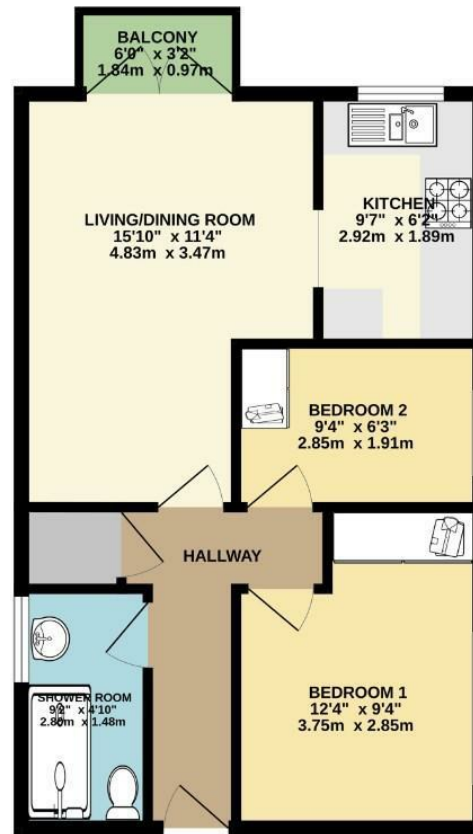
- NO CHAIN
- Well presented first floor apartment
- Private balcony overlooking well maintained communal gardens
- Two bedrooms with full height fitted wardrobes
- Highly regarded tree lined road ideally placed for both Chorlton and Didsbury
- Communal library and lobby area, function room with kitchen facilities and laundry room
- Warden assisted and only available to over 55s
- Stairs and lift to all floors
- Short walk to all local amenities and Chorlton Water Park
- Ideal for those downsizing whilst remaining within the Chorlton area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 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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