



*Jordan fishwick*

Flat 12 The Highlands, Edge Lane, M32

Guide Price £168,500



**Flat 12 The Highlands, 118  
Edge Lane, Stretford,  
Manchester, M32 8PX**

**Guide Price £168,500**

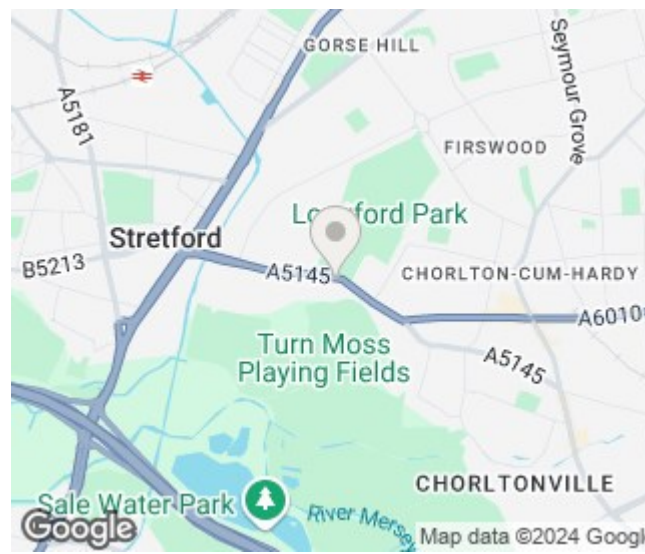


**The Property**

**\*\*\*NO CHAIN\*\*\*** A delightful **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT** located in the well regarded 'The Highlands' development, available to those over 55. This splendid property provides spacious and light accommodation throughout and is well placed for all local amenities and Longford Park. The accommodation briefly comprises: communal entrance hallway with stairs and lift to all floors, entrance hall with large fitted storage cupboards, 17ft lounge/dining room with **VIEWS OVER LONGFORD PARK**, kitchen, two good sized bedrooms and shower room fitted with a modern three piece suite. Double glazing and electric heating have been installed throughout. Residents benefit from use of a delightful communal lounge area and kitchen facilities, well maintained communal gardens which have been mainly laid to lawn and there is a house manager and there is a 24-hour emergency care line response system installed. An internal viewing of this fine home is highly recommended. Council Tax: C. EPC: C.



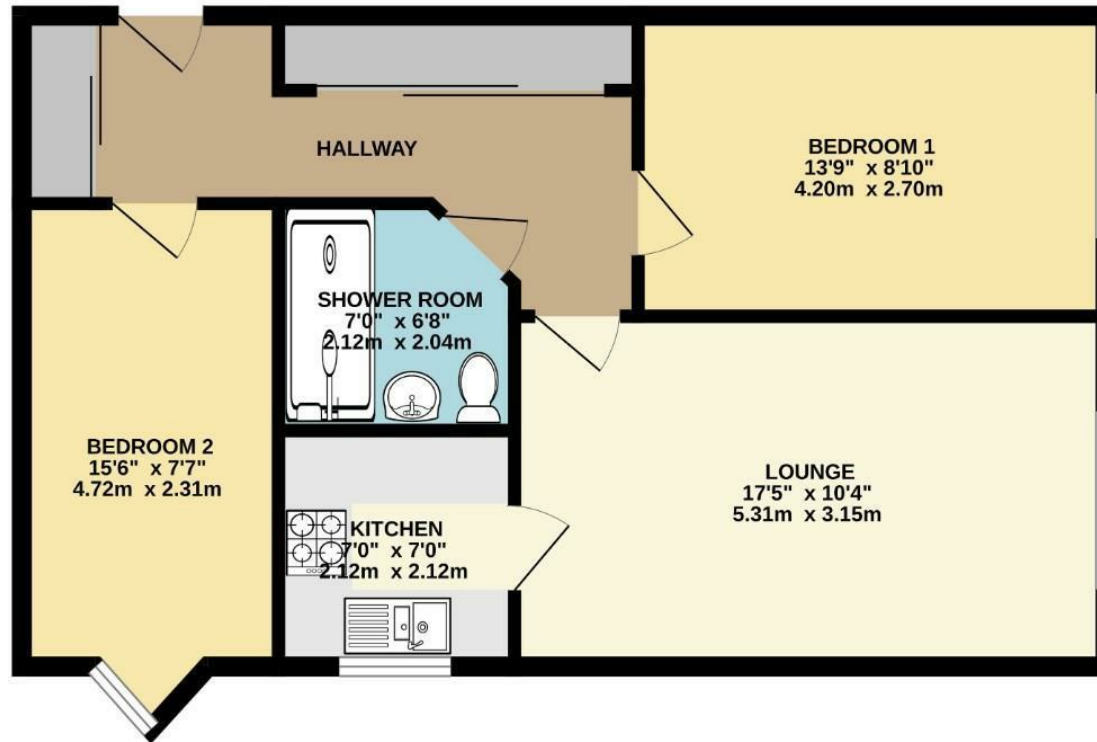
- NO CHAIN Available to those over 55
- First floor apartment
- Well presented. Two double bedrooms
- Well regarded development opposite Longford Park
- Communal residents lounge with kitchen facilities and laundry room
- Well maintained communal garden
- Off road parking
- 17ft lounge with views over Longford Park
- Stairs and lift to all floors
- Council Tax: C. EPC: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</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  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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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