



jordan fishwick

Flat 7 The Highlands, 118 Edge Lane, M32 8PX
Guide Price £160,000



The Property

NO CHAIN Located within the well regarded 'The Highlands' development on Edge Lane, available to those over 60 (55 for couples) is this superbly presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT which enjoys Southerly views over well maintained communal gardens. This delightful property will prove ideal for those looking to downsize while remaining in a central location as the property is ideally placed for all local amenities, Longford Park and transport links including the Metro. 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. The accommodation briefly comprises: communal entrance hallway, entrance hall with large fitted storage cupboard, 24ft lounge/dining room with dual aspect windows, kitchen, two good sized double bedrooms, the main benefitting from fitted wardrobes and shower room, fitted with a modern three piece suite. Double glazing has been installed throughout and an internal viewing is strongly recommended. Council Tax: C.

**Flat 7 The Highlands, 118
Edge Lane, Stretford,
Manchester, M32 8PX**

Guide Price £160,000



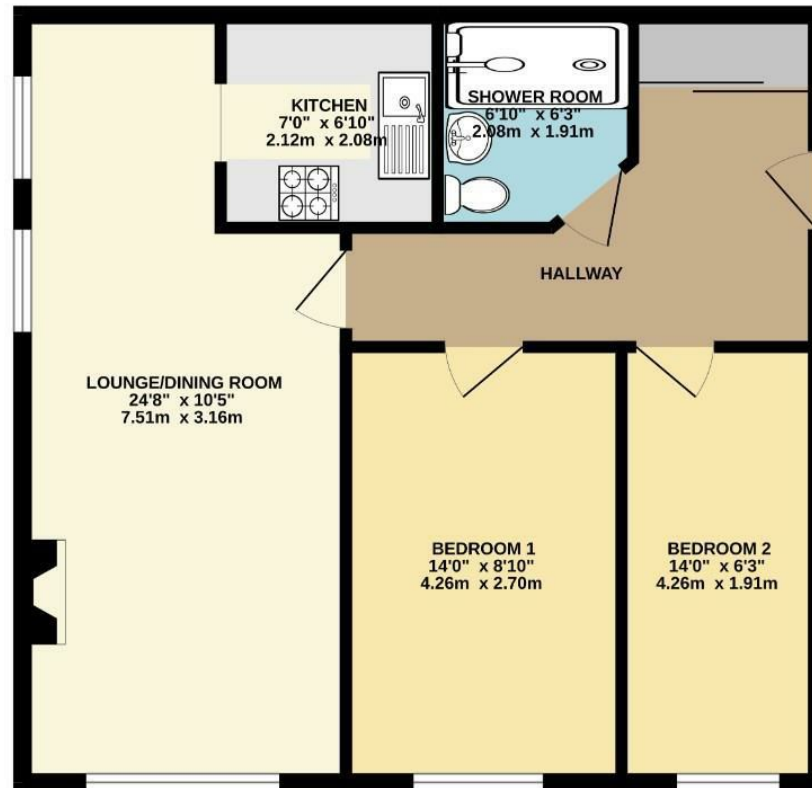
- NO CHAIN - Available to those over 60 (55 for couples)
- Superbly presented two double bedroom ground floor apartment
- Well regarded development opposite Longford Park
- Communal residents lounge with kitchen facilities and laundry room
- Southerly and Westerly facing windows with views over well maintained communal gardens
- 24ft lounge/dining room
- Off road parking
- Ideal for those looking to downsize while remaining in the Chorlton area
- Stairs and lift to all floors
- Council Tax: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 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 misstatement. 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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