



*jordan fishwick*

Flat 1, 14 Maple Avenue, Chorlton, M21 8BD

Guide Price £220,000



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### The Property

**\*\*NO CHAIN\*\*** A superbly presented ONE DOUBLE BEDROOM DUPLEX APARTMENT located on a well regarded CUL-DE-SAC in the heart of Chorlton Village. Ideally placed within walking distance of all local amenities, the Metro and Beech Road, this delightful apartment offers spacious and light accommodation over two floors ideal for a young couple / first time buyer. The property has been tastefully decorated throughout by the current owners and is offered for sale in MOVE-IN READY condition. The accommodation briefly comprises: communal entrance hallway, entrance hall, 17ft lounge/dining room with large bay window and feature exposed brick wall, kitchen with solid wooden worktops and shaker style units. Stairs leading to the lower ground floor hallway reveal a spacious double bedroom with custom plantation style shutters and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed and the property further benefits from a private terrace and secure storage cupboard just off the communal hallway. The property also benefits from use of well maintained SOUTHERLY FACING COMMUNAL GARDENS located to the rear of the development. An internal viewing is most strongly recommended. Sold with no onward chain. Council Tax: A. EPC: C.

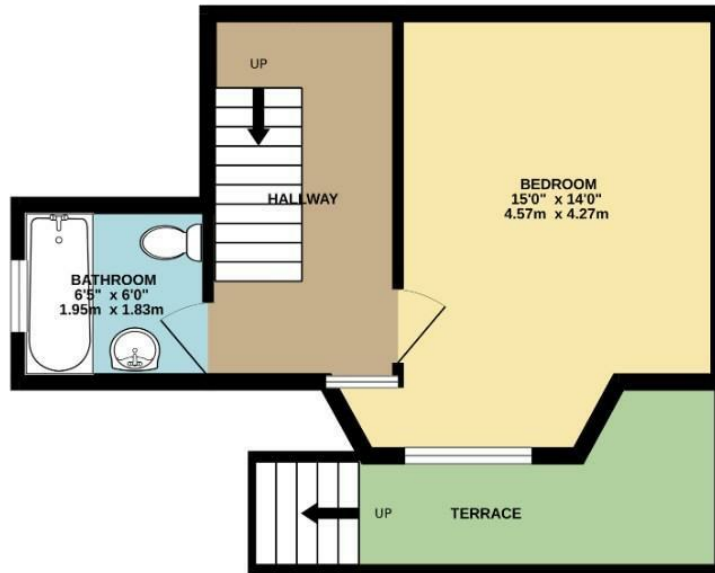
- NO CHAIN
- Superbly presented one double bedroom duplex apartment
- Central Chorlton location
- Southerly facing communal gardens
- Quiet tree-lined cul-de-sac
- Ideally placed for all local amenities and the Metro
- Short walk to Beech Road
- Move-in ready condition
- Ideal for young couple / first time buyer
- EPC: C. Council Tax: A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	



LOWER GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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