



jordan fishwick

Apt 8 Park Place, Barlow Moor Road, Chorlton, M21 8AY

Guide Price £275,000



**Apt 8 Park Place, Block 2 324c
Barlow Moor Road, Chorlton,
Manchester, M21 8AY**

Guide Price £275,000



The Property

*****NO CHAIN***** Located within a well regarded GATED DEVELOPMENT ideally placed for Chorlton Village and Beech Road is this delightful TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT benefitting from both a spacious SOUTHERLY FACING BALCONY as well as allocated OFF ROAD PARKING. This superb property is offered for sale in MOVE-IN READY condition and will prove ideal for a young couple / family or buy to let investors alike with spacious and light accommodation throughout. This delightful property further benefits from a 19FT OPEN PLAN LIVING/DINING/KITCHEN and is ideally placed for all local amenities, parks and transport links including the Metro. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway, 19ft open plan living/dining/kitchen with integrated appliances, dual aspect windows and full height sliding patio doors opening to the balcony, two good sized double bedrooms, the main benefitting from an EN-SUITE shower room and main bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout and an internal viewing is strongly recommended. Council Tax: B. EPC: B

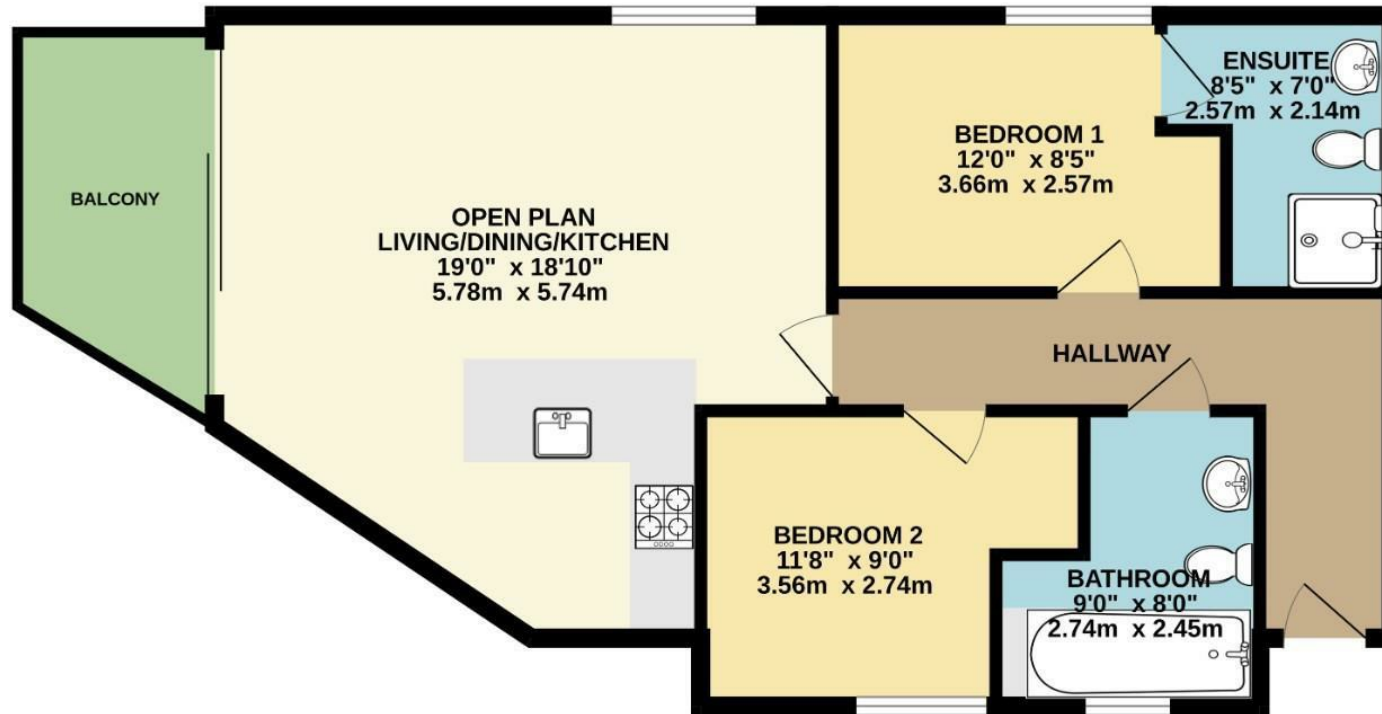
- NO CHAIN
- Superbly presented first floor apartment
- Two double bedrooms and two bathrooms
- Gated development in a central Chorlton location
- Secure allocated off road parking
- Walking distance to Beech Road, Chorlton Park and the Metro
- Southerly facing balcony
- 19ft open plan living/dining/kitchen
- Ideal for young couple/family, first time buyer or buy to let investor
- Council Tax: B. EPC: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		
		EU Directive 2002/91/EC



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



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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