



EMMA
HATTON
LTD

Whitelow Road, Chorlton

Offers In Region Of £245,000

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- Well presented and Light Apartment
- Open plan lounge/diner/kitchen
- Balcony overlooking Bowling Green
- 2 Good sized bedrooms
- Modern bathroom with shower
- Double glazed windows
- Electric Heating
- Secure gated parking

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

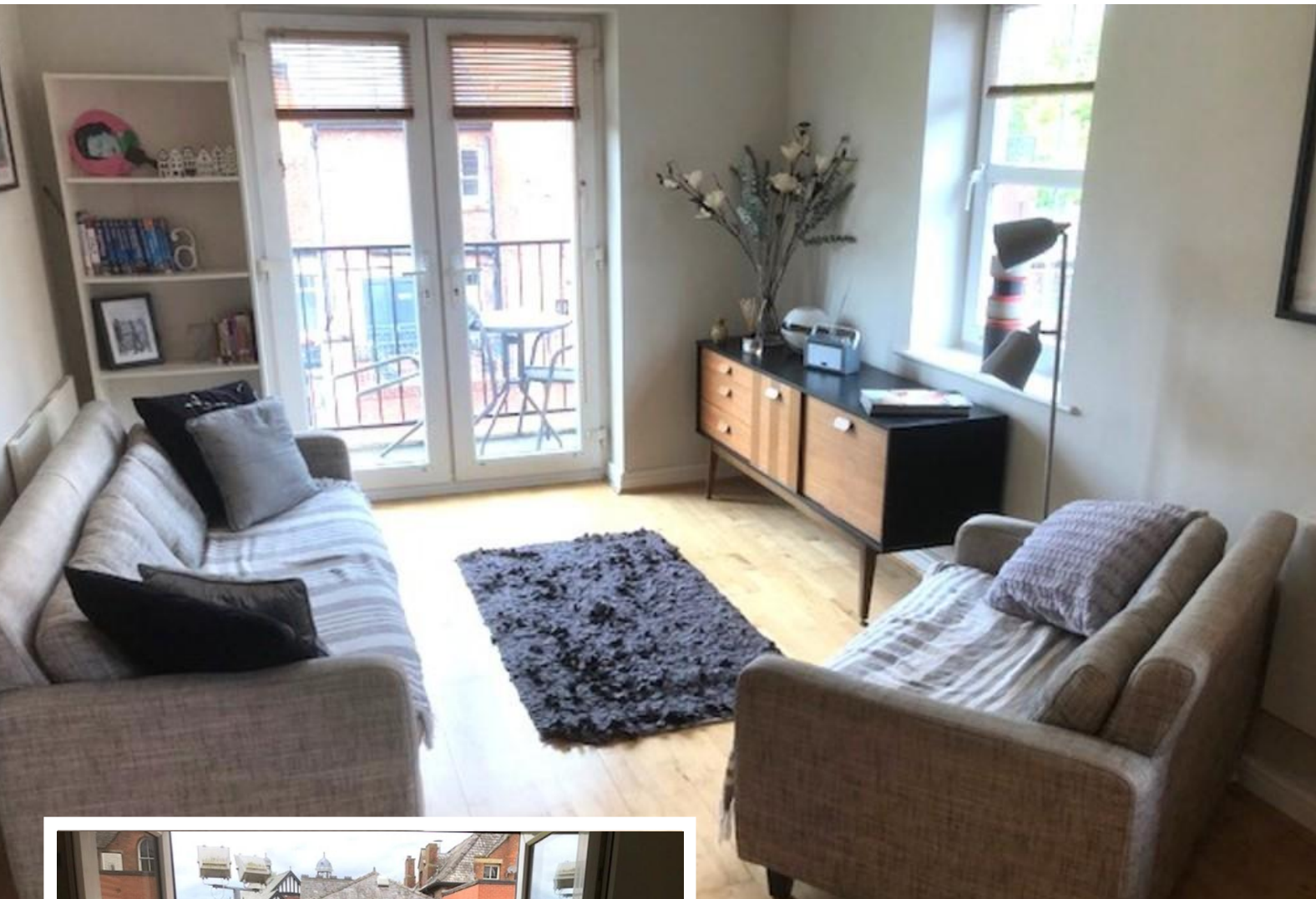
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11 Chorlton view , 6 Whitelaw Road, Chorlton, Manchester , M21 9HQ



Property Description

A well presented and light 2 bed roomed second floor apartment within this modern development, In brief the accommodation comprises L-shaped entrance hallway, large open plan lounge/diner/fitted kitchen with integrated appliances and French doors opening to balcony with delightful views overlooking the bowling green, 2 Good sized bedrooms, modern bathroom with shower, Electric heating, UPVC double glazed windows, wooden flooring, secure allocated parking, excellent location close to all local amenities and a short stroll to popular Beech Road with its array of independent shops and café bars/restaurants. Ideal for the first time buyer/downsizer/investor.

THE ACCOMMODATION COMPRISES BRIEFLY:

COMMUNAL HALLWAY:
With steps to second floor.

L-SHAPED ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN:
20ft 6in x 9ft 11in.



BEDROOM 1: 10ft 3in x 9ft 10in.



BEDROOM 2: 9ft 11in x 6ft 9in.

MODERN 3 PIECE BATHROOM SUITE

OUTSIDE: There are delightful and well tended communal grounds and private secure parking.

SERVICE CHARGE: Approx £109.00 per month with a lease term of 106 years remaining.

GROUND RENT: £100.00 per annum.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

