

Flat 23 Ryland House 16-18 Edge Lane, Chorlton, Manchester, M21 9JP

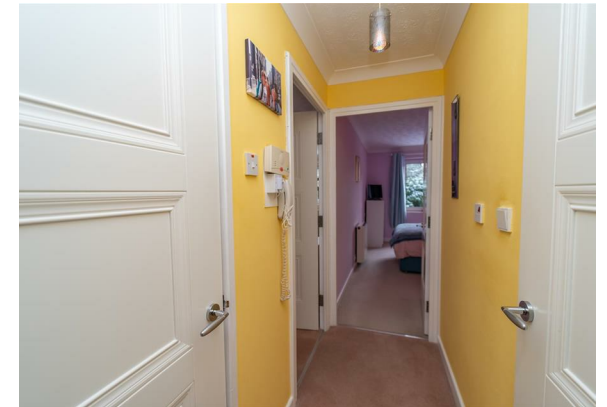


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# Offers In The Region Of £105,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well presented, ONE DOUBLE BEDROOM, first floor apartment to the rear of the development for the over 60's. Constructed by McCarthy and Stone (Developments) Ltd. Situated within this popular purpose-built development, on Edge Lane and within walking distance to the centre of Chorlton with all its local amenities. Close to the Metrolink station on Wilbraham Road and good bus routes on your doorstep. This well-planned apartment consists of; a communal entrance hallway, a private entrance hallway, one double bedroom to the rear aspect with views into the lawned garden, a three-piece shower room, a spacious lounge/dining room and a fitted kitchen. The apartment benefits from a storage heater in the bedroom and electric radiators in the lounge, a lift to all floors, 24-hour emergency care line response system, a communal lounge and kitchen area, use of a communal double guest bedroom (at a small cost) and a site house manager, communal mature lawned gardens to the rear aspect and off-road parking to the front aspect.





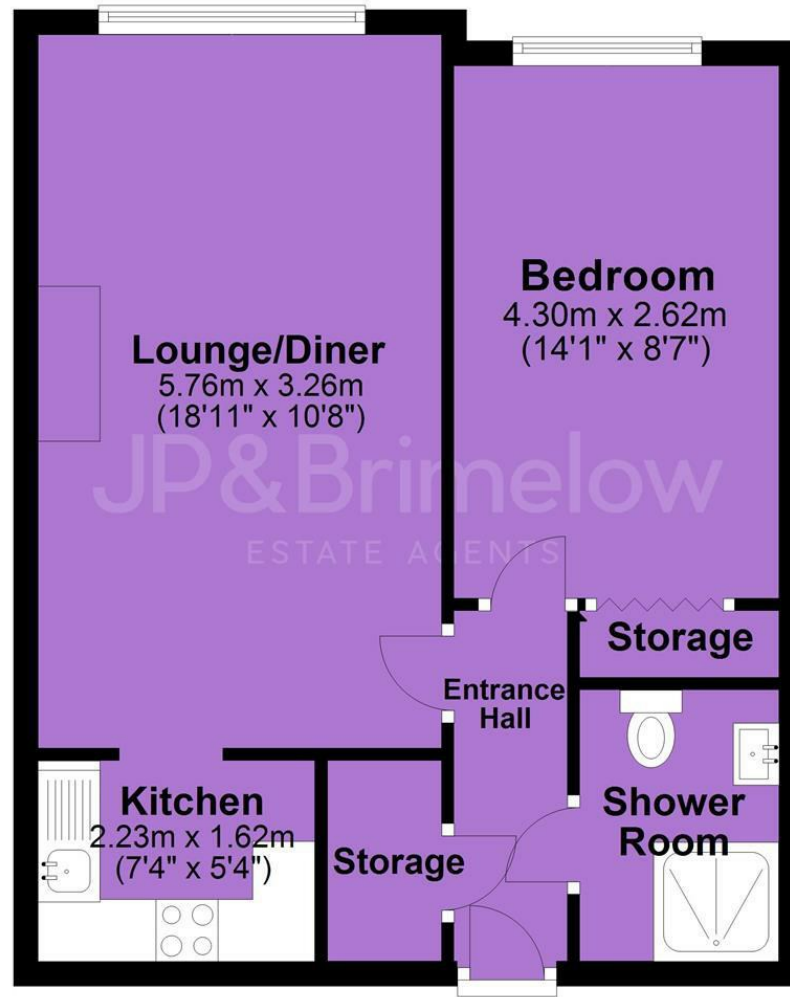
## EPC Chart

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



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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