

Flat 21, Ryland House Edge Lane, Chorlton, Manchester, M21 9JP



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £125,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and fully modernised ONE DOUBLE BEDROOM first floor apartment with garden views 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, a double bedroom, a modern three-piece shower room, a spacious lounge/dining room and a stylish fitted kitchen. Built in cupboards provide excellent storage. The apartment benefits from storage in the bedroom, new electric heating, 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.





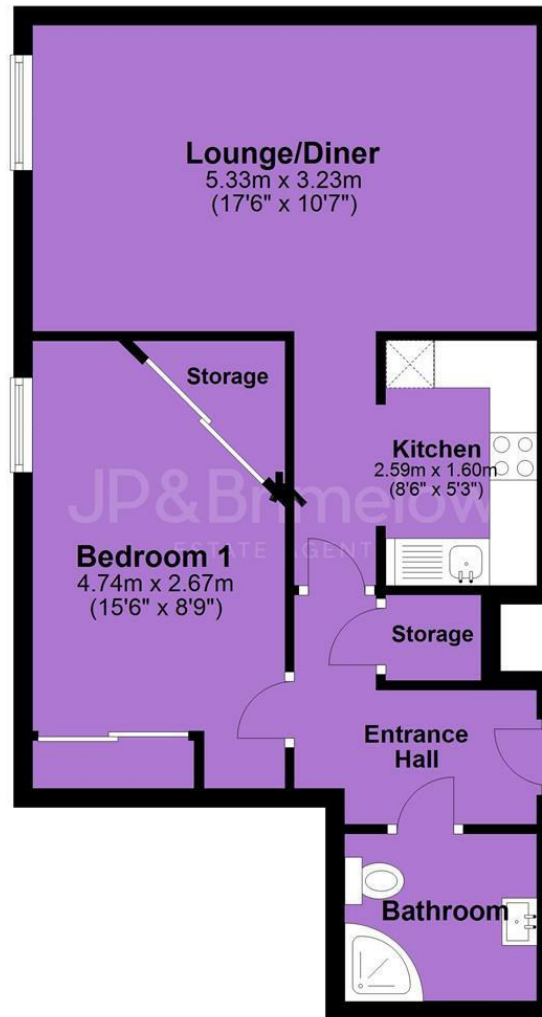
### EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>80</b>	<b>87</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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

## First Floor



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