

124 Nell Lane, Chorlton, Manchester, M21 7DA



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £220,000




\*\*\*VIDEO TOUR AVILABLE\*\*\* A well-kept TWO DOUBLE BEDROOM, modern second floor apartment. Positioned in this highly popular development, on Nell Lane in Chorlton. Within walking distance to the Metrolink Station on St Werburgh's Road or Barlow Moor Road, giving you direct access to the Manchester International airport, city centre and Media city. This well-planned accommodation consists of; a communal entrance with stairs leading to all floors, a private entrance hallway, a good-sized lounge, a fitted kitchen/ dining area, two double bedrooms and a fitted white three-piece bathroom suite. The property also benefits from gas fired central heating, allocated parking to the rear, an intercom system and communal gardens. Within walking distance to Burton Road in West Didsbury and Chorlton Park for open space for walks/running and tennis courts available to hire.







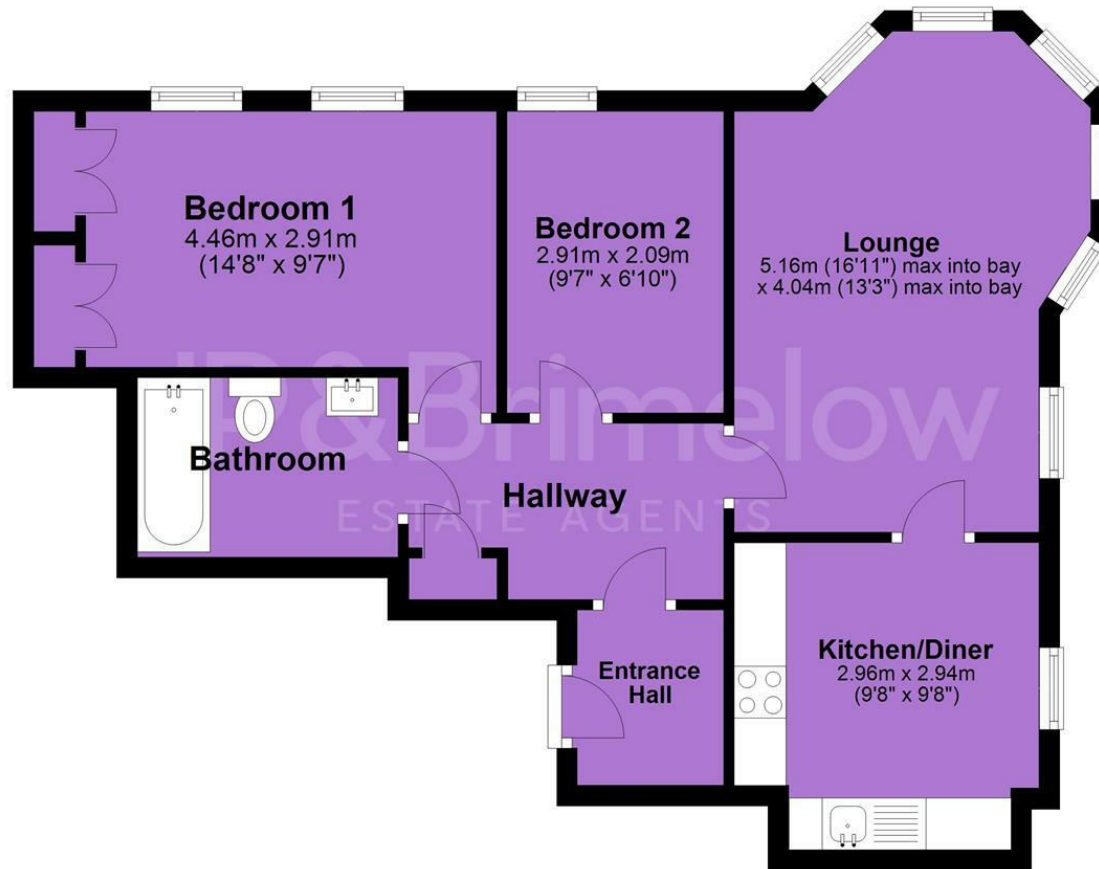
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(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**

## Second Floor



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