

The Point, Apt 3 The point, High Lane, Chorlton, Manchester, M21 9DJ



**FOR SALE**  
**JP&Brimelow**  
ESTATE AGENTS  
**0161 882 2233**

**THE POINT**  
5A HIGH LANE

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Laundry  
Dry Cleaning  
Alterations  
and more

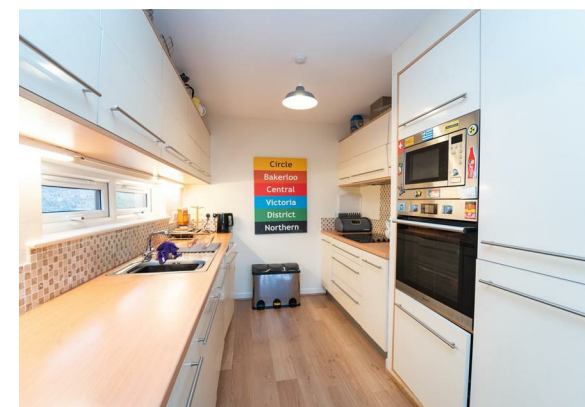
Laundry  
Dry Cleaning  
Alterations  
and more

Warning  
CCTV  
In use

# Offers In The Region Of £225,000


 2  1  1  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and delightful, TWO DOUBLE BEDROOM, TOP FLOOR apartment with Juliet balcony and off-road parking. Situated in a prime location within strolling distance to the both the centre of Chorlton and Beech Road with all its independent shops/local amenities, parks and the Metrolink on Wilbraham Road giving direct access into the City Centre/Media city. The apartment in brief consists of a communal entrance hallway with stairs leading to all floors, a private entrance hall with useful storage cupboard, two double bedrooms, a contemporary white three-piece bathroom suite, a stylish fitted kitchen with built in appliances and excellent-sized lounge with Juliet balcony. The apartment benefits from electric heating, an intercom system and an allocated parking space to the side of the building. OFFERED WITH NO VENDOR CHAIN.





## 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>                                   |   |           |
| (69-80) <b>C</b>                                   | <b>74</b>   | <b>77</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: **C**

## Second Floor



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