

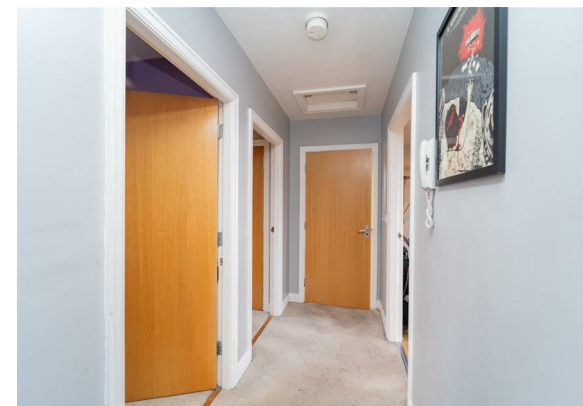
Apt 5 Fairway House 62a Maitland Avenue, Chorlton, Manchester, M21 7WH



Offers In The Region Of £195,000

2 1 1 C

VIDEO TOUR AVAILABLE A delightful & spacious, TWO DOUBLE BEDROOM, top floor apartment forming part of this modern development set back on Maitland Avenue in Chorlton. Ideally positioned near Chorlton Water Park, Chorlton Park, and Chorlton Golf Club, this property offers convenient access to transport links, including the Metrolink and bus routes on Barlow Moor Road, providing easy connections to Manchester City Centre and Manchester International Airport. The location is perfect for enjoying the amenities of both West Didsbury and Chorlton, as well as being close to local primary schools, parks, and the motorway network. In brief the accommodation consist of; A communal entrance hallway with stairs leading to all floors, a private entrance hall, a spacious open plan lounge/dining/fitted kitchen, two double bedrooms and a white three-piece shower room. The apartment benefits from gas fired central heating, allocated parking and enclosed communal lawned gardens.





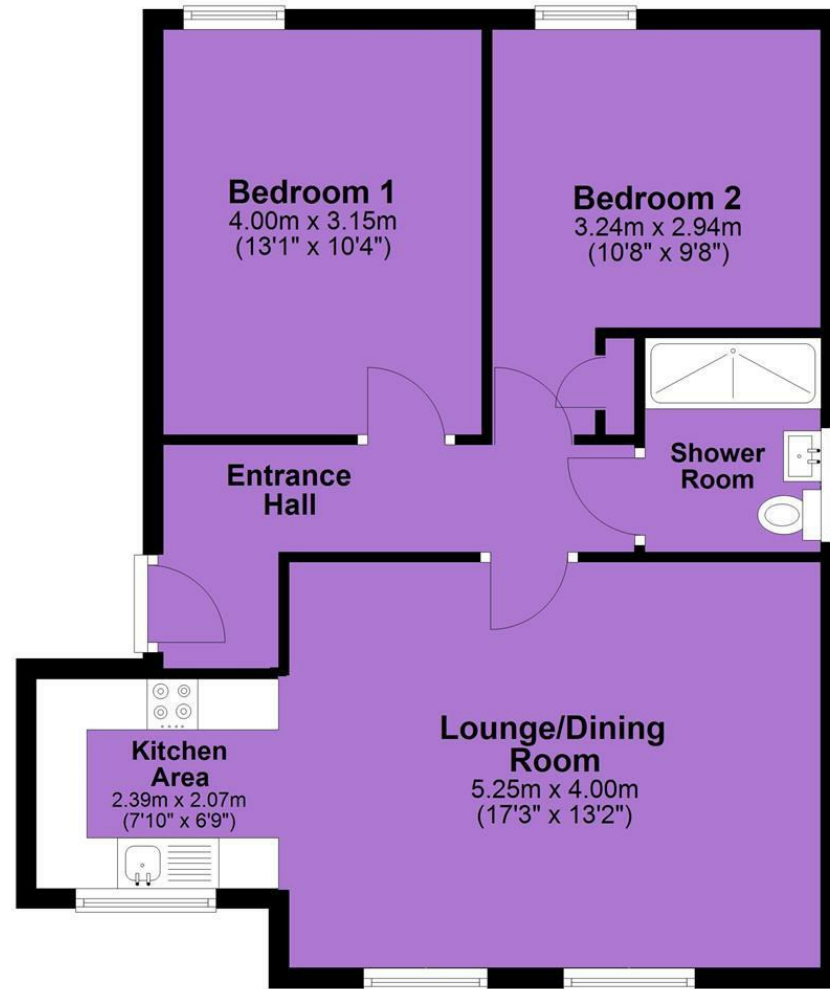
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

Top Floor



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