



New Barns Avenue, Chorlton, M21

Guide Price: £235,000

Leasehold

New Barns Avenue, Chorlton, M21

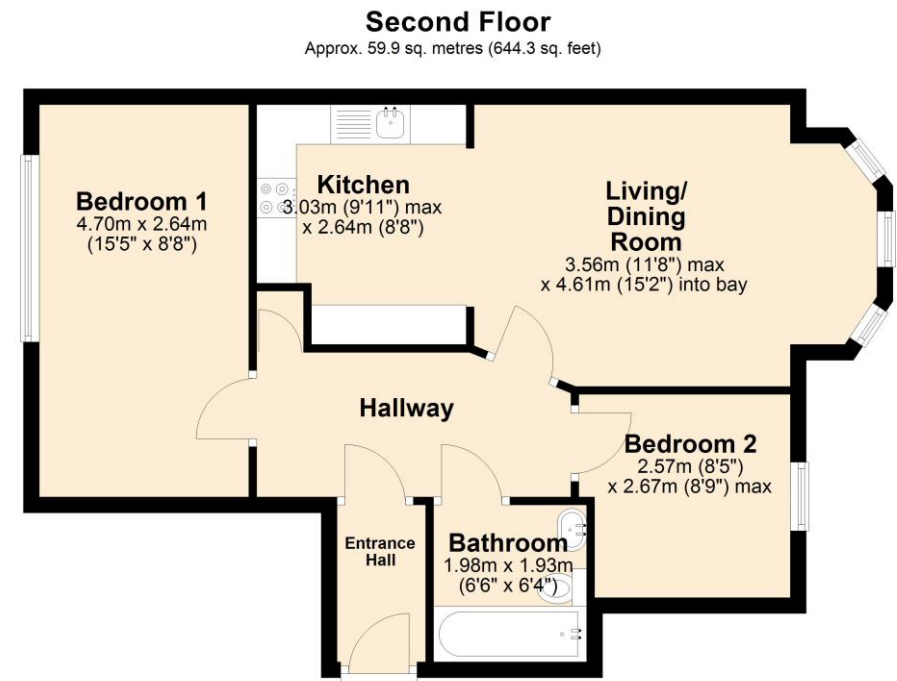
This impressive top-floor two-bedroom apartment on New Barns Avenue, Chorlton offers bright, contemporary living in a highly desirable location. Perfect for first-time buyers, young professionals, or those seeking a stylish low-maintenance home in one of Manchester's most vibrant suburbs.

The property features an open-plan living and dining room, providing a spacious and welcoming area ideal for both relaxing and entertaining. This flows seamlessly into the modern fitted kitchen, complete with integral appliances and a stylish bar area, making it a perfect social space.

The apartment offers two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes that provide excellent storage without compromising on space. A well-presented family bathroom includes a three-piece white suite.

Additional benefits include secure allocated parking, ensuring convenience and peace of mind for residents. The property is ideally positioned close to both Chorlton and Didsbury, offering easy access to a wide range of shops, cafés, bars, and green spaces. Excellent transport links are available via the nearby Metrolink, providing quick connections to Manchester city centre and surrounding areas.

- Leasehold
- EPC Grade C
- 999 years from 1 July 2001
- Ground Rent/ Rent Charge: Fixed at £50 per annum
- Service Charge: £1605.93pa (£133.83 per month)
- Council Tax Band B



Total area: approx. 59.9 sq. metres (644.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.