



jordan fishwick

Apt 11 Park Place, 324c Barlow Moor Road, Chorlton, Manchester,
M21 8AY

Guide Price £315 000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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A superbly presented TWO DOUBLE BEDROOM, TWO BATHROOM GARDEN APARTMENT located within a well regarded GATED DEVELOPMENT only a short stroll from Chorlton Village, Beech Road and Chorlton Park. This delightful property benefits from SECURE, ALLOCATED OFF ROAD PARKING as well as a PRIVATE WESTERLY FACING TERRACE and will prove ideal for a young couple or family. The property is offered for sale in MOVE-IN READY condition having been tastefully modernised and updated by the current owners and further benefits from a 21FT OPEN PLAN LIVING/DINING/KITCHEN with dual aspect windows and large central kitchen island. The accommodation briefly comprises: secure communal entrance hallway, entrance hall, large open plan living/dining/kitchen with modern units and integrated appliances, dual aspect windows and patio doors to the private terrace, two well proportioned double bedrooms, the main benefitting from a recently refitted EN-SUITE shower room and views over the lawned gardens and main bathroom, refitted with a modern three piece suite. Double glazing has been installed throughout and the apartment is warmed by gas central heating. Externally there is a secure, communal residents car park where this property benefits from one allocated space and well maintained communal gardens which have been mainly laid to lawn. An internal viewing is most highly recommended.

HMRC DIRECTIVE

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



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GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	

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