

Apt 2 Lyndhurst Court 22 Whitelaw Road, Chorlton, Manchester, M21 9RS



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £215,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-presented, ONE DOUBLE BEDROOM, lower ground floor apartment within this attractive, period conversion. Situated on a highly popular residential road, off High Lane in a central Chorlton location. Within a five-minute walk to the Metrolink station on Wilbraham Road, giving you direct access to City life and Media City. Close to all the independent shops, restaurants and bars nearby on Beech Road, Chorlton centre, parks and schools are also within close proximity. In brief the well-planned apartment consists of; A private entrance for Apt one & two, a private entrance hall, an open plan lounge/ kitchen area, a modern white three-piece bathroom suite, and a good-sized double bedroom completing this delightful apartment. The apartment benefits from electric heating, an intercom system, and secure gated parking.





## 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</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: **A**

## Lower Ground Floor



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