



**Anchorside Close, Chorlton, Manchester, M21**

**Offers Over: £240,000**

*Leasehold*

# Anchorside Close, Chorlton, Manchester, M21

Situated on the popular Anchorside Close in the heart of Chorlton, this well presented two bedroom maisonette offers spacious accommodation throughout and is ideally suited to first-time buyers, professionals, or investors alike. Ready to move straight into, the property is presented in good condition and benefits from allocated parking in addition to visitor parking spaces.

The accommodation comprises a bright and generously sized living room featuring timber frame double glazed windows with pleasant outlooks over the well maintained communal gardens, creating a light and welcoming living space. The kitchen is fitted with ample storage cupboards and incorporates a porcelain double sink with drainer, whilst the property further benefits from gas central heating and a modern combi boiler.

Both bedrooms are comfortable doubles, with the principal bedroom positioned to the front of the property and the second bedroom located at the rear, offering flexible accommodation for guests, home working, or family living. The contemporary bathroom has been stylishly finished with matt black fittings complemented by classic white brick effect tiling, creating a modern and elegant feel.

Additional storage is provided throughout the property, including multiple storage cupboards and loft access, enhancing the practicality of the home.

- Leasehold
  - 999 years from 1 January 1995
- Ground Rent/ Rent Charge: £48 per annum
  - Service Charge: £83.90pcm
    - Council Tax Band: B
    - EPC Grade C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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.