

Apartment 54, 25 Limelight Shrewsbury Street, Old Trafford, Trafford, M16 9FZ





# Offers In The Region Of £117,500


2 1 1 B

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented & light, TWO BEDROOM first floor apartment positioned at the rear of the development with open views into Manchester city centre. 75% SHARED OWNERSHIP. ASSISTED LIVING FOR OVER 55 YEAR OLDS. Located here in a central desirable Old Trafford residential area, within easy walking distance of Ayres Road in Old Trafford. Seymour & Hullard Parks are nearby as well as the Metrolink station at Trafford Bar, giving you direct access into the city centre. In brief, the accommodation consists; a communal entrance hallway with a lift to all floors. A private entrance hallway with storage cupboard, an impressive lounge/dining room with a modern fitted kitchen, two bedrooms and a three-piece wet room. This apartment benefits from an onsite Café, Hair saloon, events/workshops, residents Lounges, GP Surgery, Pharmacy and a resident roof garden. Warmed by electric heating, fitted wardrobes in bedroom one with a door leading to the wet room. OFFERED WITH NO ONWARD CHAIN. Early viewing is a must to appreciate what is available within this fantastic development.





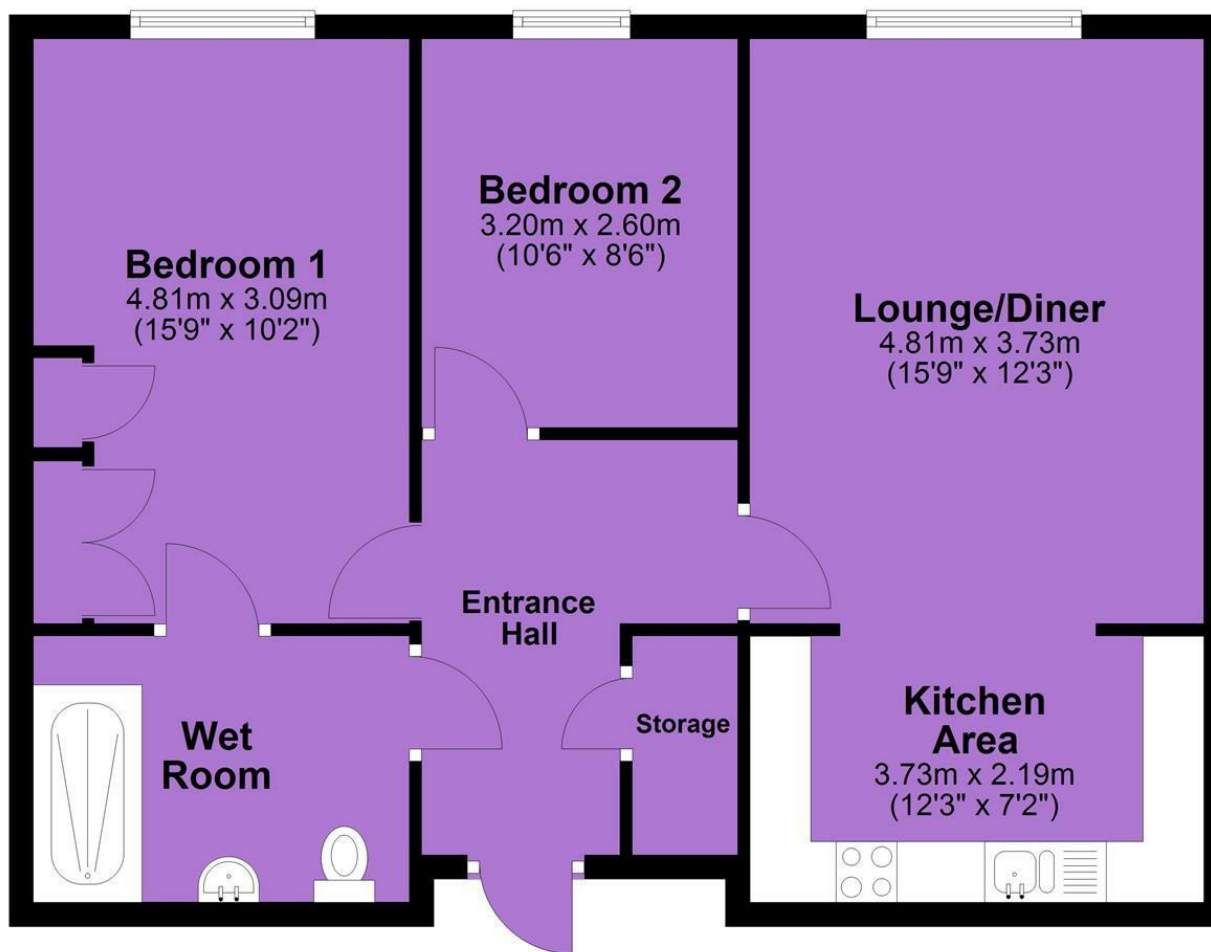
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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

## First Floor



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