

Flat 42, Ryland House 16-18 Edge Lane, Chorlton, Manchester, M21 9JP



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Offers In The Region Of £85,000




****VIDEO TOUR AVAILABLE**** A light and well-presented ONE DOUBLE BEDROOM, top-floor apartment, located to the front of this over-60s development. Built by McCarthy & Stone (Developments) Ltd, the property forms part of a sought-after purpose-built scheme on Edge Lane, within easy walking distance of Chorlton centre and its wide range of local amenities. The development is also conveniently located close to the Metrolink station on Wilbraham Road, with excellent bus routes available right on the doorstep. This well-planned apartment includes a communal entrance hallway, a private entrance hallway with a useful storage cupboard, one double bedroom to the front aspect, a three-piece shower room, a spacious lounge/dining room and a fitted kitchen. The apartment benefits from electric storage heating, a lift to all floors, 24-hour emergency care line response system, a communal lounge and kitchen area, use of a communal double guest bedroom (at a small cost) and a site house manager, communal lawned gardens to the rear aspect and off-road parking to the front aspect. OFFERED WITH NO VENDOR CHAIN.





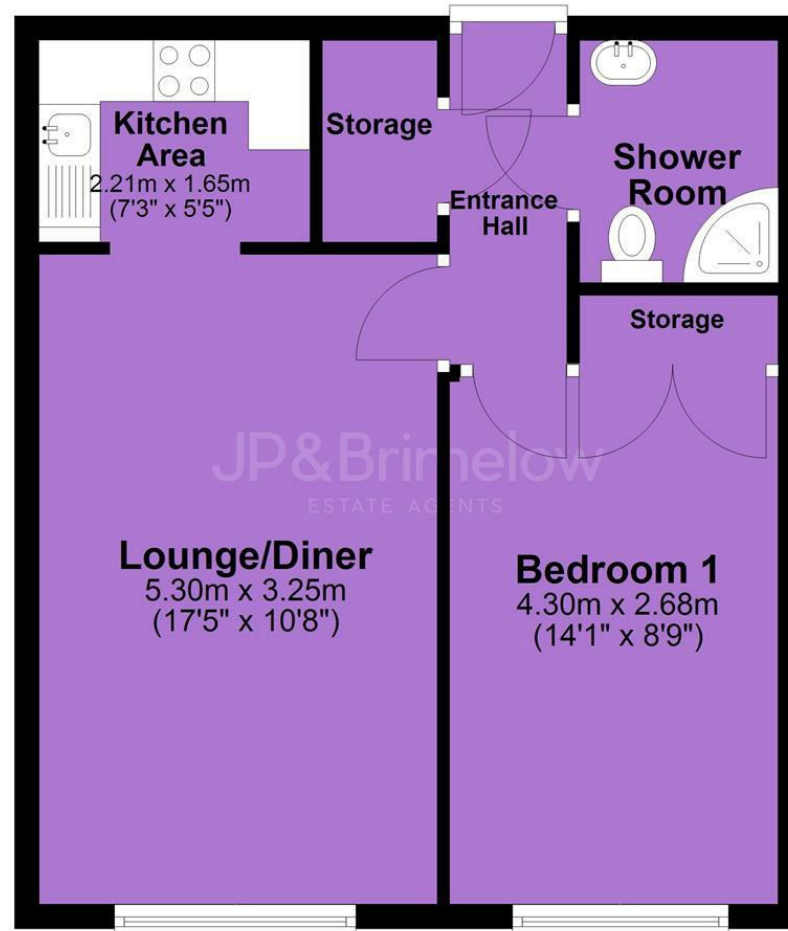
EPC Chart

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



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

Top Floor



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