



Jordan fishwick

Flat 24 Chorlton Heights, Wilbraham Road, M21 9AN

Guide Price £265,000

**Flat 24 Chorlton Heights, 615c
Wilbraham Road, Chorlton,
Manchester, M21 9AN**

Guide Price £265,000



The Property

*****NO CHAIN***** Located on the **TOP FLOOR** of the purpose built Chorlton Heights development in the heart of Chorlton Village is this superbly presented **TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT** which benefits from a **SOUTHERLY FACING BALCONY** as well as secure, **ALLOCATED OFF ROAD PARKING**. This wonderful property provides spacious and light accommodation throughout and is exceptionally well placed for all local amenities and transport links plus within strolling distance of Beech Road and Longford Park. The accommodation briefly comprises: communal entrance hallway with stairs and lift to all floors, spacious entrance hallway with two fitted storage cupboards, **25ft OPEN PLAN LIVING/DINING/KITCHEN** with bay window, modern fitted kitchen and French patio doors leading to the private balcony, two good sized double bedrooms and bathroom, fitted with a modern three piece suite. Double glazing and electric room heaters are installed throughout and early viewing is strongly recommended.



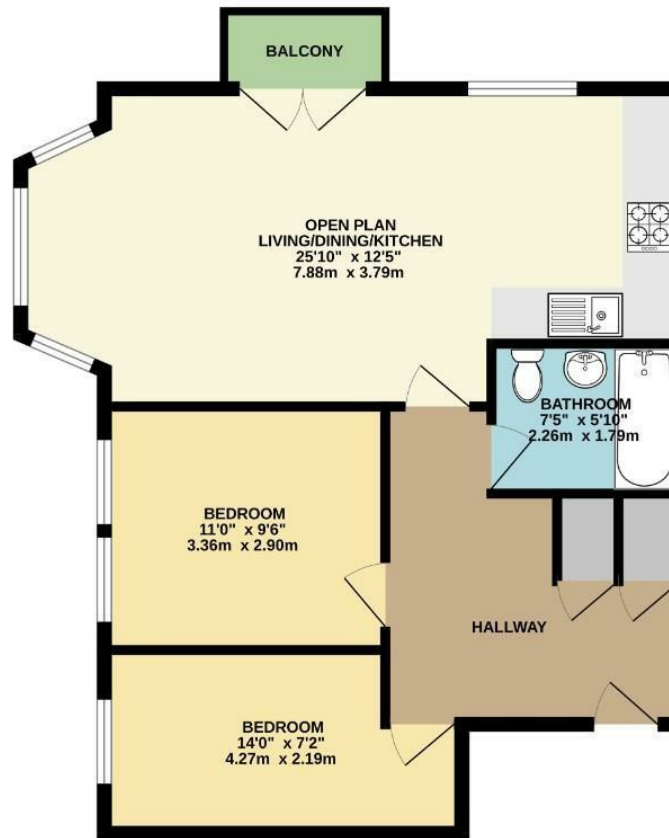
- NO CHAIN
- Superbly presented top (third) floor flat
- Two good sized double bedrooms
- 25ft open plan living/dining/kitchen
- Highly sought after central Chorlton location
- Southerly facing balcony
- Secure allocated off road parking
- Walking distance from all local amenities, the Metro and Beech Road
- Ideal first time buy



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | 72 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



THIRD FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026.



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