ASHWORTH HOLME
Sales · Lettings · Property Management

26 ENRIQUETA RYLANDS CLOSE, M32 0GX
£230,000

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DESCRIPTION

A STYLISH AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT, FORMING PART OF A MODERN DEVELOPMENT WITH SECURE GATED PARKING AND EXCELLENT CONNECTIVITY.

Constructed in 2021 and offering well-balanced accommodation, this impressive first floor apartment will appeal to a wide range of buyers including first-time purchasers, downsizers, investors and professionals seeking a low-maintenance home in a highly convenient location.

The accommodation is thoughtfully arranged and presented to an excellent standard throughout, with gas central heating and double glazing adding to the overall comfort and efficiency. In brief, the accommodation comprises: welcoming entrance hallway with useful cloaks/storage cupboard, impressive open-plan living/dining kitchen extending to over 22 feet in length, creating a superb sociable heart to the home with ample space for both relaxing and entertaining.

There are two genuine double bedrooms, including an excellent principal bedroom with fitted storage, Juliette balcony and a contemporary en-suite shower room. The second double bedroom is also well-proportioned and served by a stylish main bathroom. Externally, residents enjoy the benefit of secure gated allocated parking, visitor parking, communal landscaped areas, children's play space and an attractive rooftop garden, all within a modern and well-maintained development.

The location is a real highlight, ideally positioned for easy access to a wide range of local amenities including shops, bars, restaurants and leisure facilities, whilst nearby transport links and the Metrolink provide swift access into Manchester City Centre in under 15 minutes.

KEY FEATURES

- Modern first floor apartment (built 2021)
- Two contemporary bathrooms
- Principal bedroom with en-suite & balcony
- Rooftop garden & communal play area
- Service charge £1390.22 Per Year
- Two genuine double bedrooms
- Impressive 22ft open-plan living kitchen
- Secure gated allocated parking
- Excellent transport links into Manchester
- Leasehold 244 years remaining

FLOOR PLANS

FIRST FLOOR APARTMENT
635 sq.ft. (59.0 sq.m.) approx.

TWO BEDROOM APARTMENT

TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 error, omission or mis-statement. 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.
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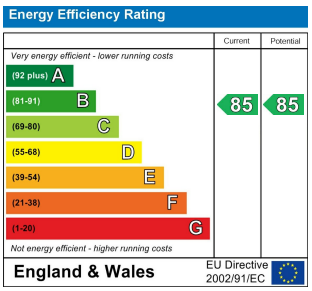

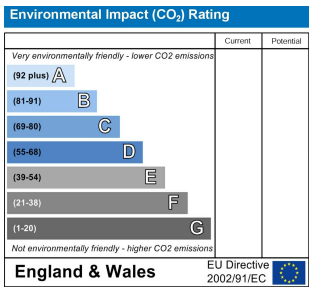

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