

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



**JP&Brimelow**  
ESTATE AGENTS



# 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. 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. ASSISTED LIVING FOR OVER 55 YEAR OLDS. 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.





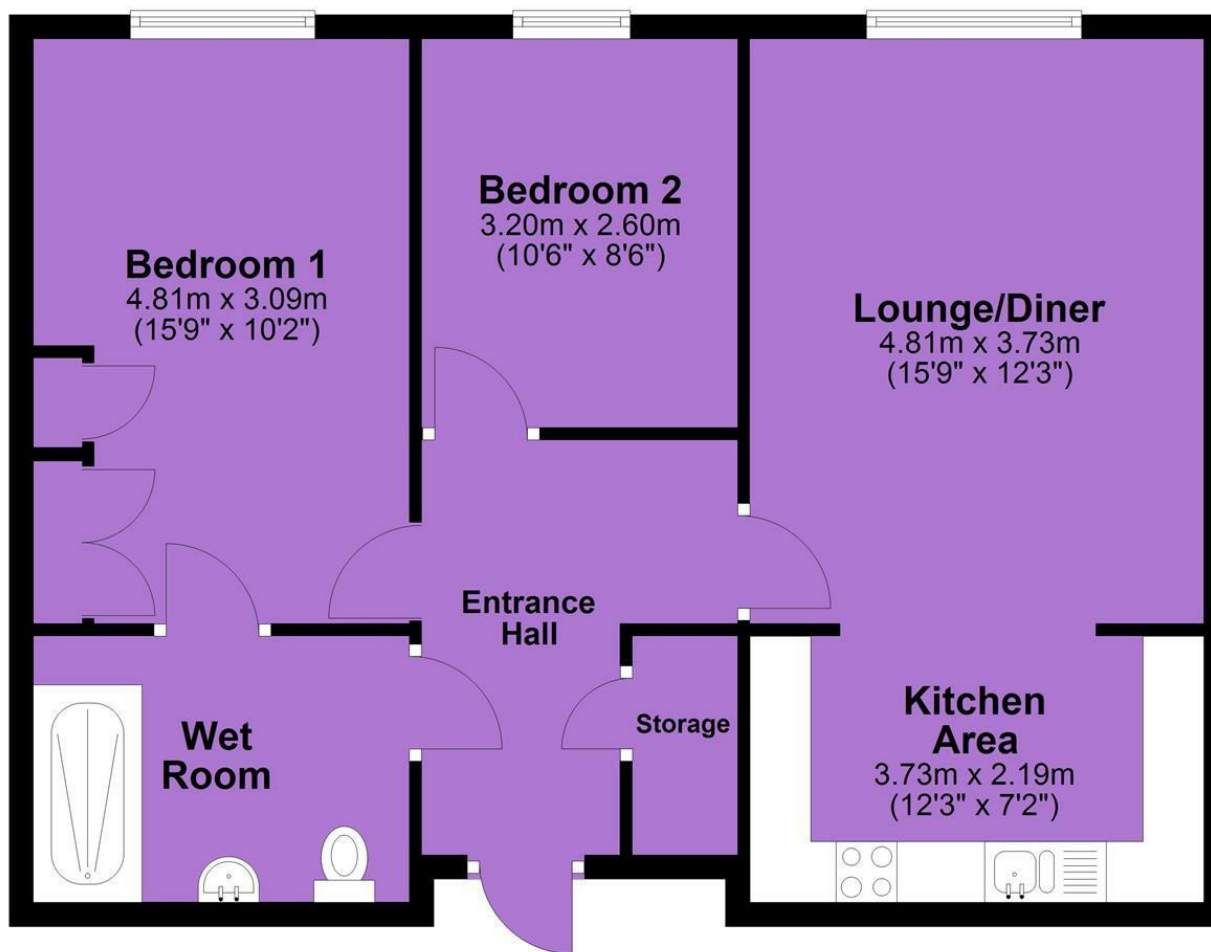
## EPC Chart

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 	



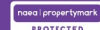
Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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