



**Barlow Moor Road, Chorlton, Manchester, M21**

**Offers Over: £280,000**

*Leasehold*

# Barlow Moor Road, Chorlton, Manchester, M21

Situated within the sought after Park Place development on Barlow Moor Road, this impressive top floor apartment offers spacious and well presented accommodation throughout, complete with allocated parking.

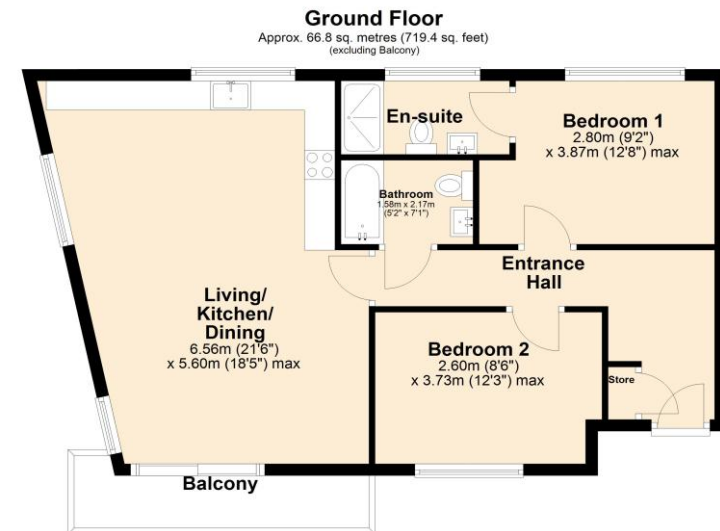
Upon entering the property, you are welcomed by a wide entrance hallway, which benefits from a useful storage cupboard. The heart of the home is the bright and airy open-plan living, dining, and kitchen area, featuring attractive laminate flooring, an abundance of natural light, and sliding patio doors that open onto a private balcony, creating an ideal space for both relaxing and entertaining.

The contemporary kitchen is well equipped with a range of integrated appliances and an induction hob, providing both style and practicality. The apartment also benefits from gas central heating throughout.

The main bedroom is positioned at the rear of the property and is a generously sized double room, enhanced by a full length window that allows plenty of natural light to flood the space. This bedroom further benefits from a modern en-suite shower room with the added luxury of underfloor heating.

Bedroom two is also a spacious double room, offering versatile accommodation for guests, family members, or those working from home. The main bathroom is finished to a high standard and features underfloor heating, along with a bath and shower over, providing comfort and convenience.

- Leasehold
  - 125 years from 1 January 2006
- Ground Rent/ Rent Charge: £200 PA
- Service Charge: £175 per month
  - Council Tax Band B
  - EPC Grade C



Total area: approx. 66.8 sq. metres (719.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.