

Flat 3 The Highlands 118 Edge Lane, Stretford, Trafford, M32 8PX



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £145,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* This TWO DOUBLE BEDROOM, ground floor apartment for the over 55's is situated within this modern, purpose-built development on Edge Lane, opposite Longford Park in Stretford. Within walking distance to both the centre of Chorlton and Stretford, with all its local amenities. Good bus routes and the Metrolink station on your doorstep. This well-planned apartment consists of a private entrance hallway, a double bedroom, a three-piece shower room, a second double bedroom currently being used as a dining room and a spacious lounge leading to a fitted kitchen area. The apartment is warmed by electric heating, has a lift to all floors, 24-hour emergency care line response system, a communal lounge, a kitchen area, a site house manager, communal mature lawned gardens to the rear aspect and off-road parking to the front aspect. OFFERED WITH NO VENDOR CHAIN. Internal inspection is highly recommended.





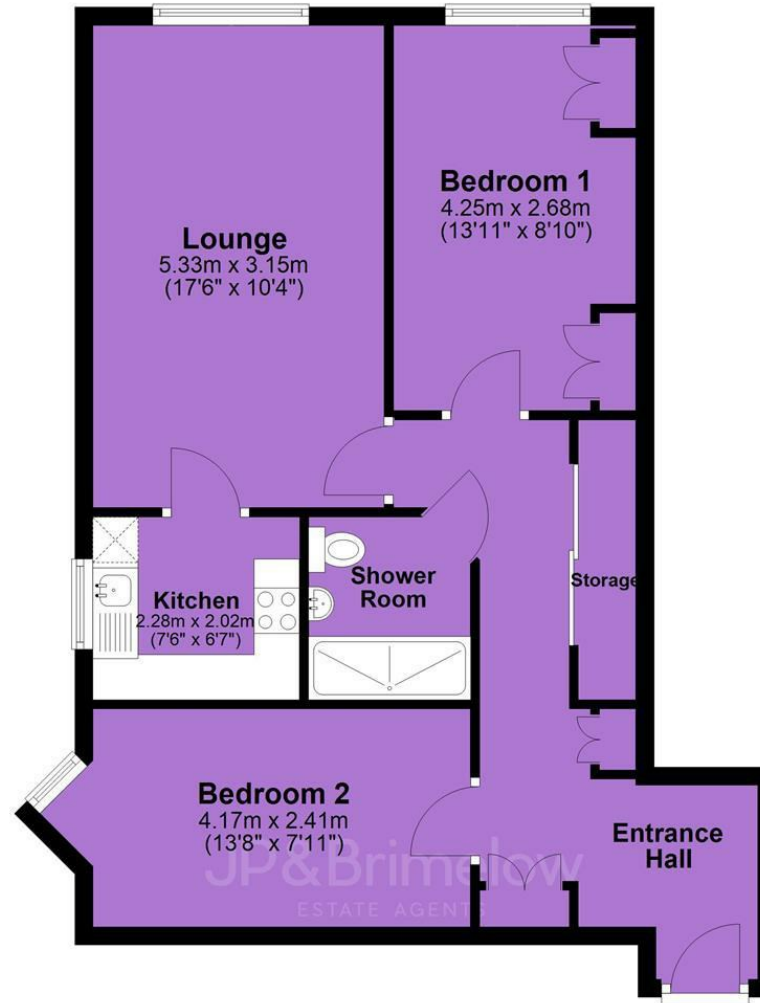
## EPC Chart

| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92 plus)  | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> | <b>69</b>   | <b>73</b> |
| (55-68)  | <b>D</b> |   |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC  |           |



Tenure: **Leasehold** Council Tax Band: **C**

## Ground Floor



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