



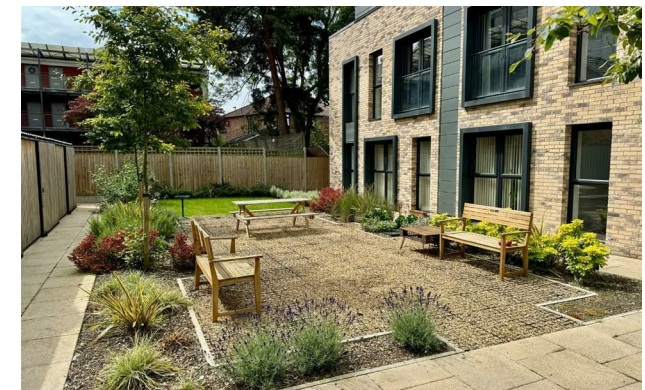
jordan fishwick

Flat 12, 421a Barlow Moor Road, Chorlton, M21 8ER
50% Shared Ownership - Guide Price £92,500



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The Property

*****NO CHAIN***50% SHARED OWNERSHIP***** Positioned to the rear of a new residential development just a stone's throw from Chorlton Village is this immaculately presented, larger than average ONE DOUBLE BEDROOM TOP FLOOR APARTMENT, providing light and spacious accommodation throughout ideal for a young couple or first time buyer. Offered for sale in MOVE-IN READY CONDITION, this delightful property boasts a 20FT OPEN PLAN LIVING/DINING/KITCHEN as well as views from all windows over well maintained communal gardens and out towards Chorlton Park. The property is ideally placed for all local amenities, transport links including the Metro (Barlow Moor Road - 0.2 miles, Chorlton - 0.6 miles) and parks. The accommodation briefly comprises: communal entrance hallway with stairs and lift to second floor landing, spacious entrance hall, 20ft open plan living/dining/kitchen fitted with modern white units and integrated appliances, spacious double bedroom with full height fitted wardrobes, bathroom with a modern three piece suite, storage cupboard. Double glazing and electric central heating have been installed throughout. Externally there are well maintained communal gardens are available for use by all residents.

SHARED OWNERSHIP

You are acquiring a 50% share of this property for £92,500

Building insurance: £18.73pcm

Service Charge: £177.36pcm

Management fee: £8.33 pcm

Current Rent on 50%: £217.87pcm

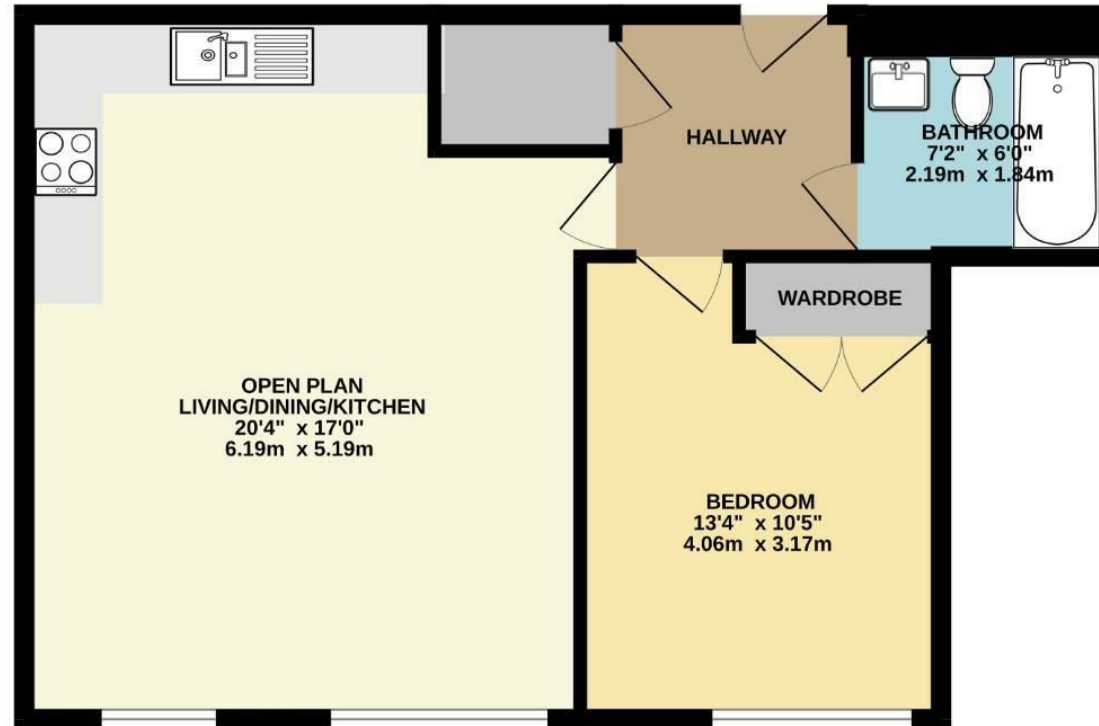
- NO CHAIN
- Shared ownership - you are acquiring a 50% share of this property for £92,500
- Superbly presented top floor apartment
- Move-in ready condition
- Well regarded newly constructed development
- Short stroll from Chorlton Village and Beech Road
- 0.2 miles to the Metro
- Lift and stairs to all floors
- Well maintained communal gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



2ND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington