



jordan fishwick

Flat 7 Denbigh Villas, High Lane, Chorlton, M21 9FA

Guide Price £300,000



The Property

NO CHAIN A superbly presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, located within the highly regarded award winning 'Denbigh Villas' development on High Lane. This delightful property offers spacious and light accommodation throughout and benefits from ALLOCATED OFF ROAD PARKING and use of both the COMMUNAL ROOF TERRACE AND GARDENS. Having only been converted in 2019 to the highest of standards by award winning developer Armistead Property Limited, this wonderful property will provide ideal for a young couple or first time buyer and is well placed for all local amenities in Chorlton Village, transport links including the Metro as well as being just a stone's throw from the vibrant scene of Beech Road. The accommodation briefly comprises: communal entrance hallway, entrance hall, TWENTY FOOT OPEN PLAN LIVING/DINING/KITCHEN with double glazed sliding doors, Juliette balcony and SOLID STONE WORKTOPS, two well proportioned double bedrooms, both with windows to two aspects, and bathroom, fitted with a modern three piece suite with feature tiled flooring and electric UNDERFLOOR HEATING. Double glazing and gas central heating have been installed throughout. Externally, well maintained communal gardens surround the development and there is allocated off road parking to the rear. Residents also have use of a communal roof garden. An internal viewing of this fine property is most highly recommended. Offered for sale with no onward chain.

Flat 7 Denbigh Villas, 57-59 High Lane, Chorlton, Manchester, M21 9FA

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- NO CHAIN
- Superbly presented first floor apartment
- Two double bedrooms and bathroom with underfloor heating
- 20ft open plan living/dining/kitchen
- Award winning development with communal gardens and ROOF TERRACE
- Allocated off road parking
- Double glazing and gas central heating throughout
- Stone's throw from Beech Road and just a short walk to Chorlton Village and the Metro
- Move-in ready condition



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(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	



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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