



*Jordan fishwick*

Flat 8 The Oaks, 22 Edge Lane, Chorlton, M21 9JF

Guide Price £315,000



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### The Property

Located within a highly regarded GATED DEVELOPMENT converted in 2022 by award winning local developer Armistead Property Limited is this superbly presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT benefitting from ALLOCATED OFF ROAD PARKING as well as a PRIVATE WESTERLY FACING GARDEN area. This delightful property provides spacious, MOVE-IN READY accommodation ideal for a young couple or first time buyer and is ideally situated for all local amenities, just a short stroll from the vibrant scene of Beech Road and less than one mile from the Metro (Chorlton) providing fast access to both the City Centre and nearby airport. The property further benefits from engineered OAK FLOORING throughout as well as solid GRANITE WORKTOPS and window sills. The accommodation briefly comprises: communal entrance hallway with stairs to all floors, entrance hall, open plan living/dining/kitchen with dual aspect windows, modern white units, integrated appliances and solid granite worktops, two good sized bedrooms, bathroom fitted with a modern three piece suite, feature tiling and UNDERFLOOR HEATING, useful utility cupboard. Double glazing and gas central heating have been installed throughout. Externally there is a communal car park where this property benefits from one allocated space located to the front of the development plus the property features a private garden pod with patio seating area bordered by raised timber beds. An internal viewing is most strongly recommended.

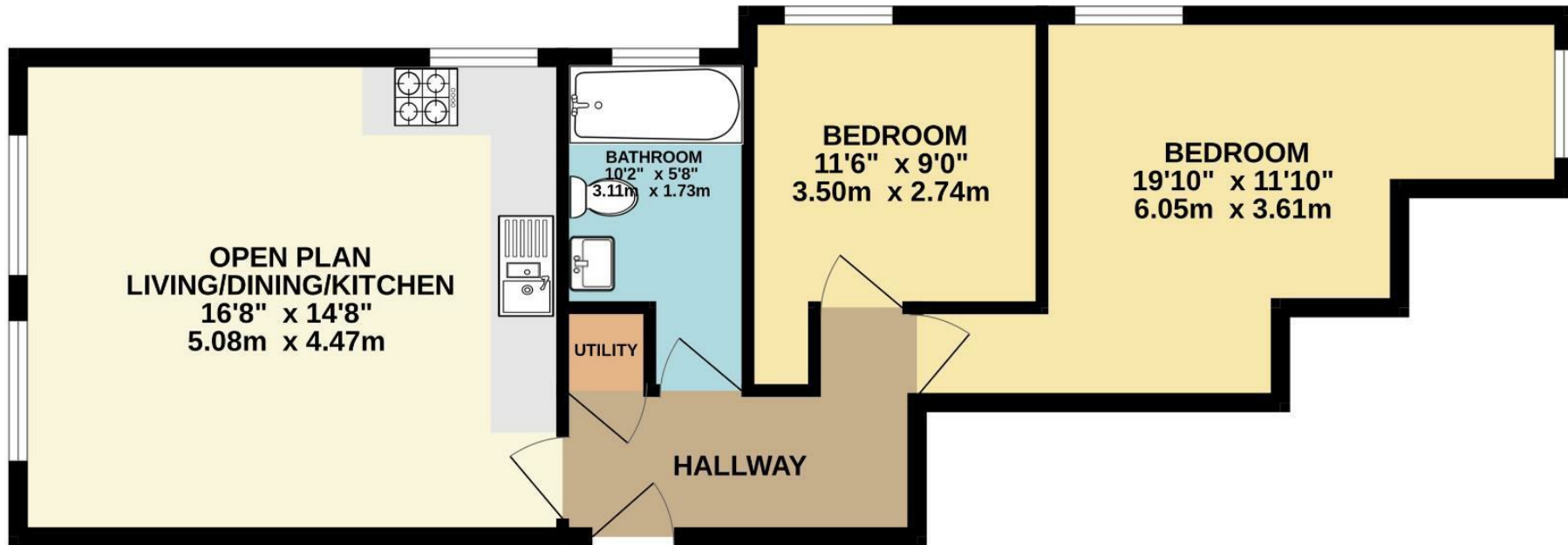
- Turnkey two double bedroom first floor apartment
- Highly regarded gated development converted in 2022 by award winning local developer
- Allocated off road parking
- Private westerly facing garden area
- Short stroll from both Chorlton Village and Beech Road
- 0.7 miles to the Metro (Chorlton)
- Move-in ready condition
- Solid stone worktops and engineered Oak flooring throughout
- Council Tax: B. EPC: B



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	



FIRST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



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