



*Jordan fishwick*

Apt 8 Park Place, Barlow Moor Road, Chorlton, M21 8AY

Guide Price £275,000



**Apt 8 Park Place, Block 2 324c  
Barlow Moor Road, Chorlton,  
Manchester, M21 8AY**

**Guide Price £275,000**




### The Property

**\*\*\*NO CHAIN\*\*\*** Located within a well regarded GATED DEVELOPMENT ideally placed for Chorlton Village and Beech Road is this delightful TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT benefitting from both a spacious SOUTHERLY FACING BALCONY as well as allocated OFF ROAD PARKING. This superb property is offered for sale in MOVE-IN READY condition and will prove ideal for a young couple / family or buy to let investors alike with spacious and light accommodation throughout. This delightful property further benefits from a 19FT OPEN PLAN LIVING/DINING/KITCHEN and is ideally placed for all local amenities, parks and transport links including the Metro. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway, 19ft open plan living/dining/kitchen with integrated appliances, dual aspect windows and full height sliding patio doors opening to the balcony, two good sized double bedrooms, the main benefitting from an EN-SUITE shower room and main bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout and an internal viewing is strongly recommended. Council Tax: B. EPC: B

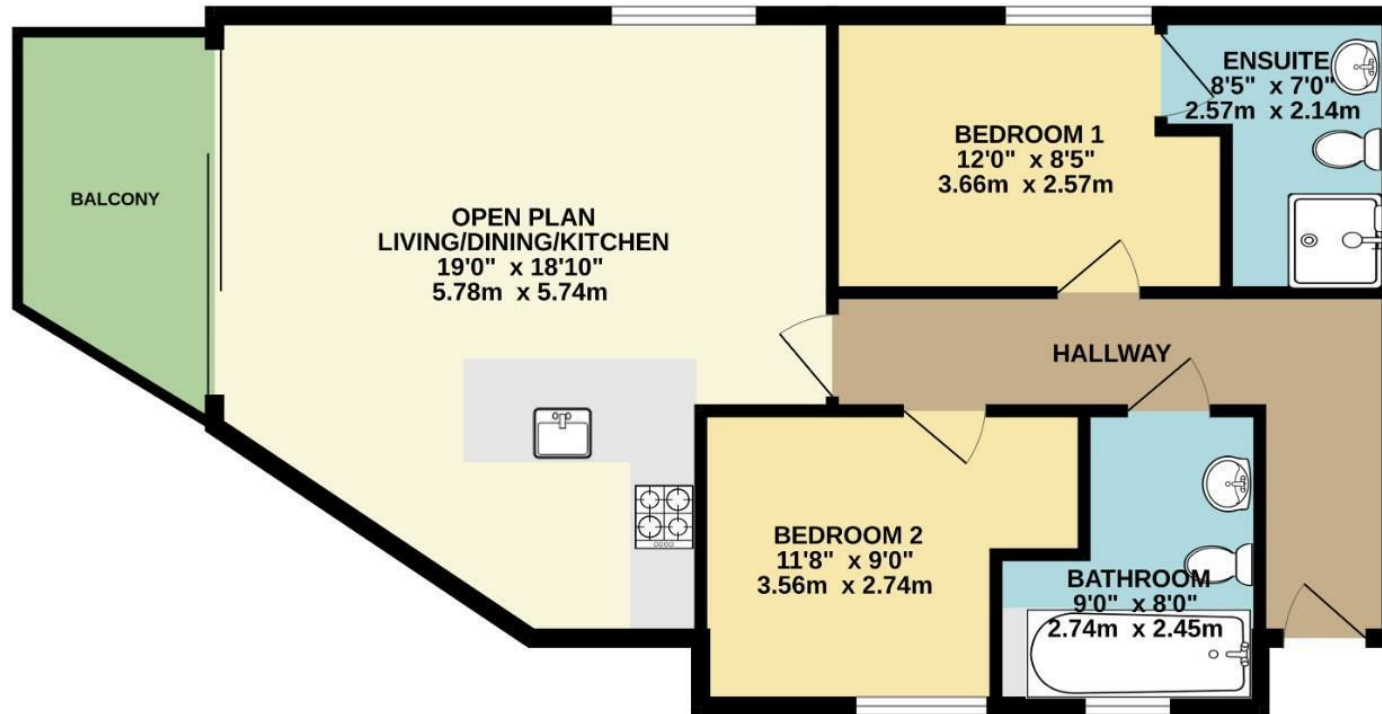
- NO CHAIN
- Superbly presented first floor apartment
- Two double bedrooms and two bathrooms
- Gated development in a central Chorlton location
- Secure allocated off road parking
- Walking distance to Beech Road, Chorlton Park and the Metro
- Southerly facing balcony
- 19ft open plan living/dining/kitchen
- Ideal for young couple/family, first time buyer or buy to let investor
- 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>81</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  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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