



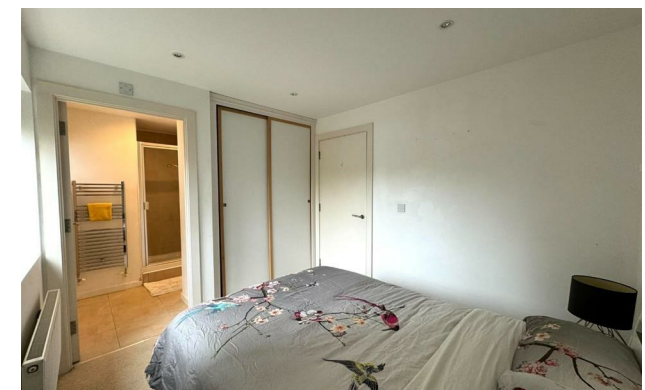
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Apt 5 Park Place, 324c Barlow Moor Road, Chorlton,
M21 8AY
Guide Price £300,000



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The Property

NO CHAIN Positioned within a quiet GATED DEVELOPMENT just a stone's throw from Beech Road and Chorlton Village is this well presented TWO DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR GARDEN APARTMENT providing spacious and light accommodation throughout. Benefitting from ALLOCATED OFF ROAD PARKING as well as a 21FT OPEN PLAN LIVING/DINING/KITCHEN with direct access to the WEST FACING COMMUNAL GARDENS, this splendid property will prove ideal for a young couple or first time buyer and is offered for sale in MOVE-IN READY condition. The property further benefits from being ideally placed for all local amenities, parks and transport links including the Metro providing fast access to both the city centre and airport. The accommodation briefly comprises: communal entrance hallway, entrance hall, 21ft open plan living/dining/kitchen fitted with integrated appliances, dual aspect windows and glazed patio door to the lawned gardens, main bedroom with full height fitted wardrobes and EN-SUITE SHOWER ROOM, second well proportioned double bedroom and main bathroom, fitted with a modern three piece suite with over bath shower. Both double glazing and gas central heating have been installed throughout. An internal viewing is most highly recommended.

- NO CHAIN
- Spacious ground floor GARDEN APARTMENT
- Two double bedrooms and two bathrooms
- 21ft open plan living/dining/kitchen
- Well regarded gated development
- Walking distance to Chorlton Village, Beech Road and all local amenities
- Direct access to West facing communal gardens
- Allocated secure off road parking
- Ideal for young couple or first time buyers
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	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
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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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