



*jordan fishwick*

Apt 12, Lyndhurst Court, Whitelaw Road, Chorlton, M21 9RS

Guide Price £225,000





### The Property

Located within the highly regarded Lyndhurst Court development on Whitelow Road just a minutes walk from Chorlton Village is this truly delightful ONE DOUBLE BEDROOM LOWER FIRST FLOOR APARTMENT, providing spacious and versatile accommodation throughout. Boasting a 19FT OPEN PLAN LIVING/DINING/KITCHEN as well as secure, GATED OFF ROAD PARKING, this splendid apartment is not one to be missed and further benefits from use of the well maintained, LANDSCAPED WEST FACING COMMUNAL GARDENS. The accommodation briefly comprises: A spacious entrance hall, superb 19ft open plan living/dining/kitchen fitted with integrated appliances, A double bedroom with fitted wardrobes and a bathroom fitted with a three piece suite. Gas central heating and double glazing has been installed throughout. Externally, there is secure gated parking to the front of the development whilst to the rear, excellent West facing communal gardens are available for all residents to use. An internal viewing of this fine property is most highly recommended.

**Apt 12 Lyndhurst Court, 18-24  
Whitelow Road  
Chorlton, Manchester M21 9RS**  
Guide Price £225,000





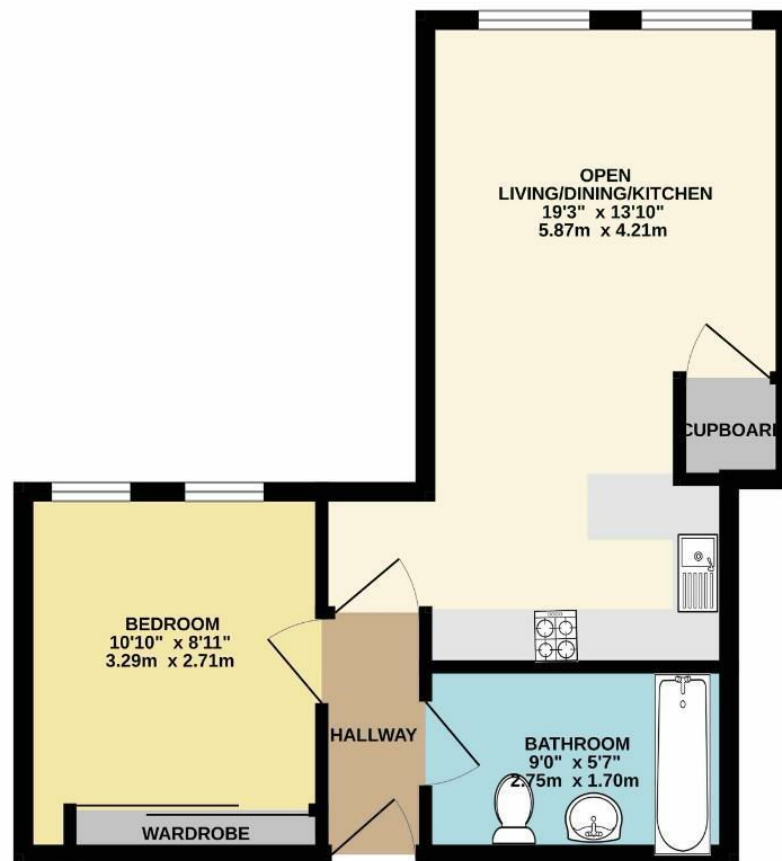
- One Double Bedroom First Floor Apartment
- 19ft Open Living/Dining/Kitchen
- Secure, gated allocated parking
- West facing communal gardens
- Walking distance to the Metro and Longford Park
- Sought after development only a short walk from Beech Road and Chorlton Village
- Ideal first time buyers
- Council tax band: B



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</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  
377 sq.ft. (35.0 sq.m.) approx.



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