



*jordan fishwick*

Flat 1, 1 Egerton Road North, M21 0SE  
Guide Price £875 Per Calendar Month





### The Property

**\*\*\*AVAILABLE NOW\*\*\*** A delightful one double bedroom ground floor apartment located within a converted period property, walking distance to Chorlton Village, the Metrolink and all local amenities. The property will prove ideal for a professional couple or individual due to the spacious accommodation offered and is ideally placed for those requiring fast access to the City Centre/Airport with the Metrolink only 0.2 miles away. The accommodation briefly comprises: private entrance, fitted kitchen, large lounge, double bedroom, 3 piece fitted bathroom with shower over bath. The apartment has double glazing, gas central heating and is offered on an unfurnished basis.

\*\*\*\*\* To arrange a viewing please call 0161 393 7539 \*\*\*\*\*

## Egerton Road North Chorlton M21 0SE


**£875 Per Calendar Month**





- Council tax band - EPC C
- Spacious One Bedroom
- Own Entrance
- Communal Garden
- Central Chorlton Location
- Unfurnished
- Available Now



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>	69	77
(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 	





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