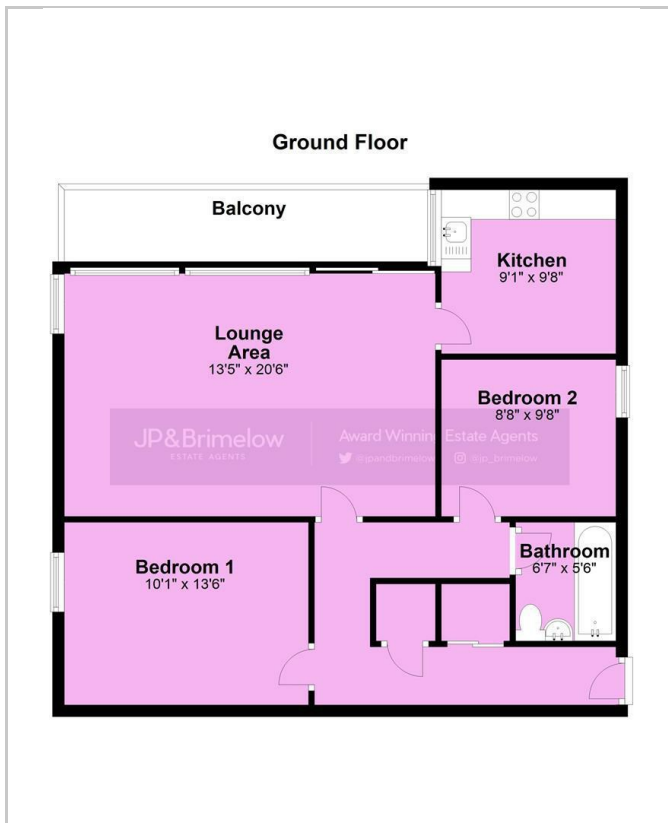


Flat 3 Chorlton Park Flats 417 Barlow Moor Road  
, Manchester, M21 8JD  
£1,100 Per Month



## Floor Plan



Please contact our Withington Office on 0161 445 9700 if you wish to arrange a viewing appointment for this property or require further information.

- T W O   B E D R O O M   ■ GROUND FLOOR APARTMENT
- OFF ROAD PARKING   ■ GROUND FLOOR BALCONY
- COUNCIL TAX C   ■ DEPOSIT £1269
- EPC E   ■ PART FURNISHED

AVAILABLE 2ND January 2024, A ground floor two bedroom apartment facing across from Chorlton park and only a short stroll to fantastic local amenities, and award winning eateries. The apartment itself has two double bedrooms, fitted kitchen, fitted bathroom, spacious living area and balcony space as well as off road parking and communal area.

## 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>		73
(55-68) <b>D</b>	50	
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.