



Flat (EPC Rating: C)

**51 OAKRIDGE 117
NELL LANE,
MANCHESTER,
LANCASHIRE, M20
2DU**

PCM

£1,100

FEATURES

- Two spacious double bedrooms
- Modern fitted kitchen
- Private balcony for relaxation
- Near new Metro Link
- Contemporary open-plan living
- Two sleek bathrooms
- Secure gated development
- Close to transport links



FREENEY & OLIVER
ESTATES

2 Bedroom Flat located in Manchester

Call us on

info@freeneyandoliverestates.co.uk

Nestled in the desirable area of West Didsbury, this splendid two double bedroom apartment at 117 Nell Lane offers a perfect blend of modern living and convenience. Situated within a secure gated development, this property is ideal for those seeking a tranquil yet accessible lifestyle.

Upon entering, you will be greeted by a stylishly presented open plan living space that seamlessly combines comfort and functionality. The contemporary fitted kitchen is designed to meet the needs of modern living, making it perfect for both entertaining guests and enjoying quiet evenings at home. The apartment also features two well-proportioned double bedrooms, providing ample space for relaxation and privacy. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

One of the standout features of this property is the lovely balcony, which offers a delightful outdoor area to unwind and enjoy the fresh air. The apartment's location is particularly advantageous, as it is close to all transport links, including the recently opened Metro Link, making commuting and exploring the vibrant city of Manchester incredibly convenient.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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