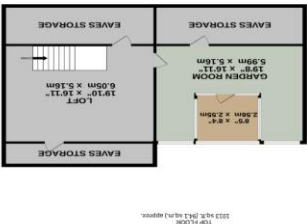
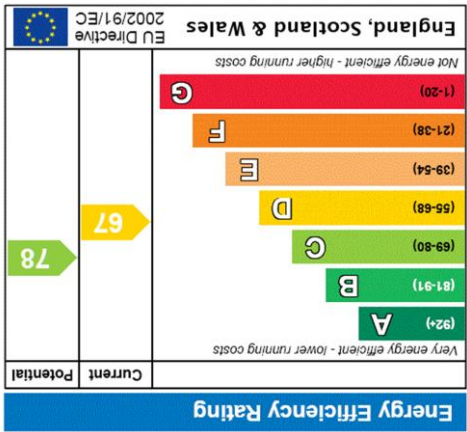


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

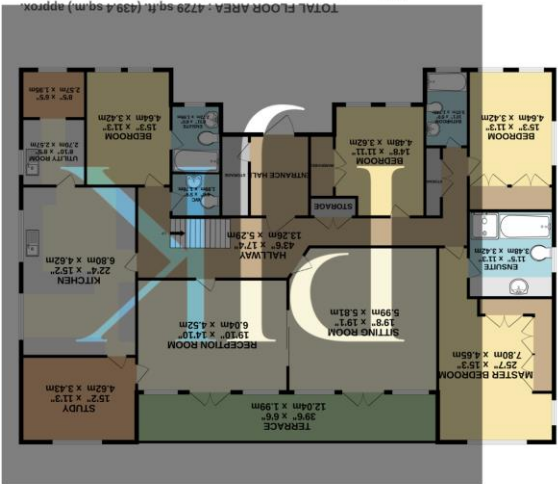
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



PHILIP JAMES
KENNEDY

1 DENE MANOR, DENE PARK
DIDSBURY, M20 2GF



Offers In The Region Of £750,000

A spectacular and truly bespoke mansion apartment occupying the upper penthouse floors within the prestigious Dene Manor development. The apartment is grand in scale with four bedrooms arranged around two principal reception rooms which open onto a directly south facing terrace with elevated open views. There is a generous living kitchen with utility room. A remote control staircase allows access to a top floor with a striking glasshouse and upper floor landing enjoying stunning views. In the basement is a quad integral garage. A private lift takes you solely to the penthouse apartment. Occupying a discreet position within walking distance to the village, there are easy walks along the River Mersey and to Marie Louise Gardens.

Measuring an incredible 4729 sq ft over two floors and a basement level, there is private entrance hall leading to a reception hall which opens into the generously proportioned lounge and formal dining room. Both rooms have south facing windows and open directly onto the south facing terrace which measures nearly 40ft in length which has dramatic far reaching open views.

There is a superb open-plan dining kitchen with utility room. The master suite has a spacious bathroom; there is a guest suite and two further bedrooms. In addition there is a delightful study with a picture window.

Controlled remotely and rising from the reception hall is a staircase leading to the top floor accommodation. It opens into a large upper floor reception room / landing with considerable eaves storage and a separate glasshouse / garden room which is currently fully enclosed. This floor enjoying a spectacular aspect may be further developed subject to planning.

At the base of the development is a quad garage with remote control door. There is secure storage for up to four vehicles with a separate wine room and storage area. There is a communal lift however the penthouse apartment is privately accessible with lift key access only. There is a video entrance system and the apartment is being sold with no chain.

Viewings are strictly view by appointment subject to confirmation of funds.

4729 Gross Sq Ft
Tax Band: G
Leasehold
990 Years From June 1987
Service Charge: £600PCM
Ground Rent: £60 P/A

"An Exceptionally Rare Mansion Apartment"

