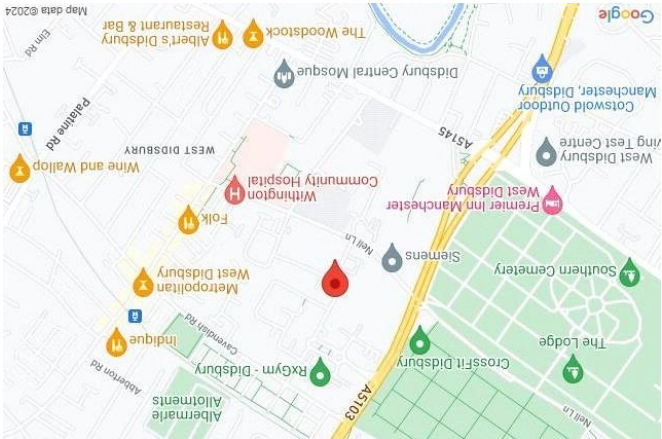
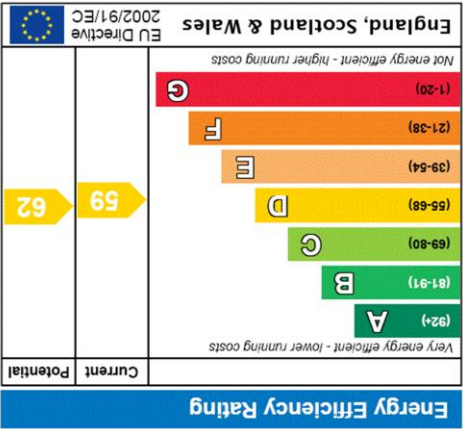


These particulars, whilst believed to be accurate as set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission of this 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.
Made with floorplan 5/2024





ASKING PRICE £695,000

An EXCEPTIONAL MODERN PENTHOUSE apartment with WELL- PROPORTIONED PRINCIPAL ROOMS and an IMPRESSIVE 469 SQ FT WALK OUT SUN TERRACE, positioned on the top floor of occupying a TOP FLOOR POSITION within the PRESTIGIOUS 'WEST COURT' DEVELOPMENT, which forms part of the iconic Didsbury Gate Development, located on a tree lined road in the heart of West Didsbury Village, just a moment's stroll from Fashionable Burton Road with an array of independent shops, café bars and restaurants as well as being within walking distance to the Metrolink. 1515 Sq Ft.

The accommodation comprises of a large entrance hall with two useful storage cupboards.

There is a spectacular open plan contemporary living space with ample space for both lounge and dining furniture. The room is flooded with light from the full width windows and sliding doors, leading out to the walk-out covered terrace enjoying a South Easterly aspect with tree top views. The terrace provides the perfect space for entertaining in the warmer months.

The modern high spec fitted kitchen has sleek white high gloss finish, units and breakfast bar, with integrated appliances all complimented by white granite tops.

There are three well-proportioned double bedrooms all benefitting from bespoke fitted wardrobes, with the principal bedroom also having a well-appointed en-suite shower room. The property is further served by the stylish family bathroom.

The development has beautiful shared gardens mainly laid to lawn with stocked borders and is accessed via secure fob access gates. There is a grand resident's entrance hall with lift rising to all floors. There is secure gated under croft parking with the apartment itself having two allocated parking spaces.

Leasehold
999 Years From 1st January 2008
Service Charge / £441.53 pcm
Ground Rent / £390
Council Tax Band: F
Approx. 1515 Sq Ft

*"An Exceptional
Penthouse In Prestigious
Development"*

