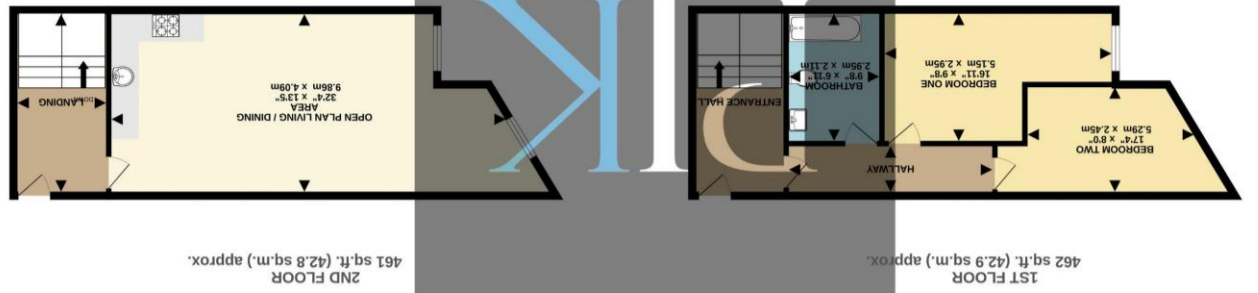


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is 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 reliability or efficiency can be given.
 Made with Mapbox, 2024

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)	77	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



PHILIP JAMES
KENNEDY

APARTMENT 3, 465 WILMSLOW ROAD

WITHINGTON, M20 4AN

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA
 0161 448 1234 | didsbury@philipjames.co.uk
 www.philipjames.co.uk





ASKING PRICE £200,000

A STYLISH DUPLEX APARTMENT with IMPRESSIVE PROPORTIONS THROUGHOUT, occupying the first and top floor position of this contemporary development located in the heart of Withington village offering a range of popular local amenities, transport links and within easy reach of Didsbury and West Didsbury villages. Offered for sale with NO ONWARD CHAIN 922 Sq Ft.

The apartment consists of entrance halls to both floors with spacious hallways. To the first floor are two well-proportioned double bedrooms and a contemporary bathroom.

Stairs from the hallway rise to the second floor, revealing a superbly proportioned open plan living area with two large windows to the rear elevation flooding the room with natural light. In addition there is ample space for a table and chairs, providing a suitable environment for dining and entertaining. Incorporated is a contemporary kitchen with ample wall and base level units, and central island.

The property is accessed from Egerton Crescent via a secure intercom entry system with stairs leading to the apartment, accessible from both the first floor and second floor shared landings. Externally, there is a free public car park to the rear on a first come first served basis.

Leasehold
999 Years From January 2007
Service Charge/ £70.83 PCM
Ground Rent/ Included In Service Charge
Council Tax Band: C
Approx. 922 Sq Ft

*"Stylish Apartment In
Central Withington Village
Location"*

