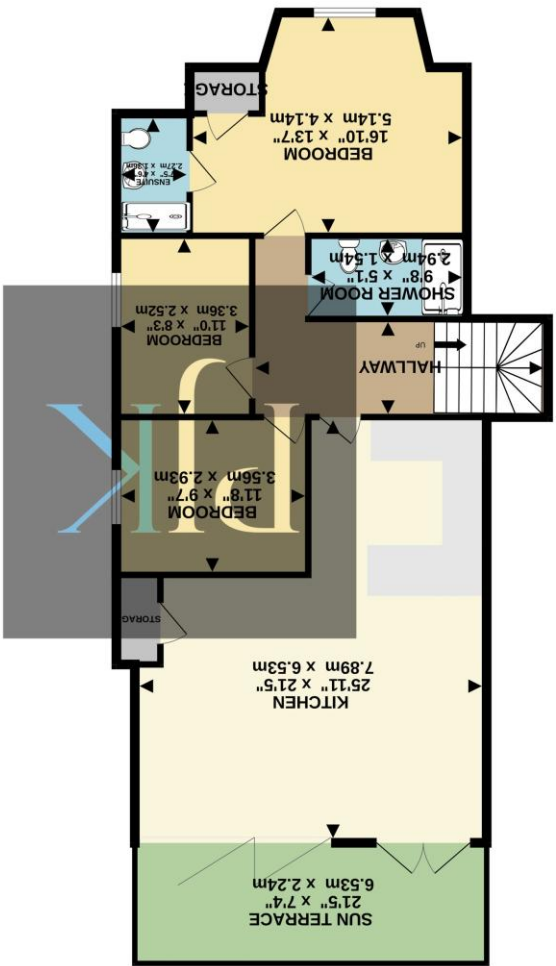
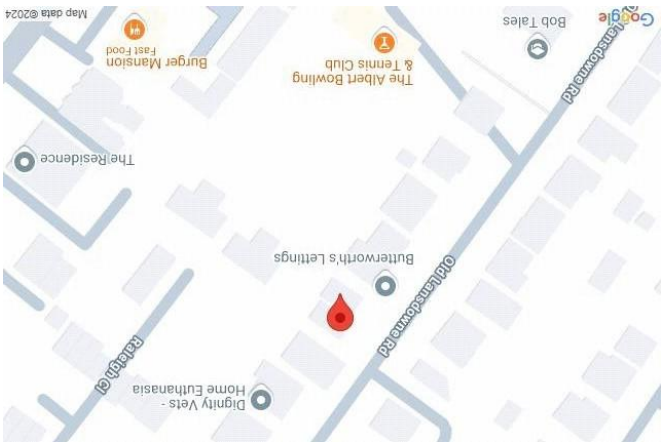
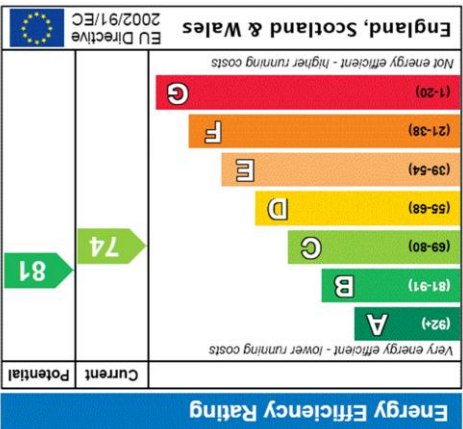


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 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 iFloorplan 5.0.2025



LOWER GROUND FLOOR  
1073 sq. ft. (99.7 sq.m.) approx.



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | [didsbury@philipjames.co.uk](mailto:didsbury@philipjames.co.uk)

[www.philipjames.co.uk](http://www.philipjames.co.uk)



PHILIP JAMES  
KENNEDY

THE GARDEN APARTMENT  
21 OLD LANSDOWNE ROAD, WEST DIDSBURY, M20 2PB





# ASKING PRICE £360,000

An EXCEPTIONAL, BEAUTIFULLY PRESENTED and NEWLY RENOVATED GARDEN APARTMENT with PRIVATE SOUTH EASTERLY FACING SUN TERRACE, positioned within an ATTRACTIVE VICTORIAN conversion, located within striking distance of fashionable Burton road with its array of shops, bars and restaurants, as well as being within a stone's throw of the Metrolink station. 1073 Sq Ft

The property benefits from its own private entrance, accessed from the rear of the building via steps down to the private courtyard. The property is also accessible from the main entrance of the building.

The accommodation comprises: An entrance hallway. An impressive 25' x 21' Kitchen/Diner with ample space for dining table and chairs as well further living space, providing the perfect space for entertaining. Incorporated is the stylish kitchen fitted with a range of modern wall and base level units, complemented by marble effect tops and integrated appliances. The light and airy room boasts bi-folding doors leading out on to the courtyard sun terrace.

There are three generous double bedrooms, with the principle bedroom benefiting from a an elegant en-suite shower room. The property is further served by a sleek shower room.

A gate to the side of the building opens onto the South Easterly facing terrace, which is a low maintenance paved and spacious patio area ideal for al fresco dining and entertaining in the warmer months.

Leasehold / Expires June 2270  
Service Charge/ £116 pcm  
Ground Rent / £250 per annum  
Council Tax Band: A  
Approx. 1073 Sq Ft

*"A Stunning And  
Beautifully Renovated  
Garden Apartment"*

