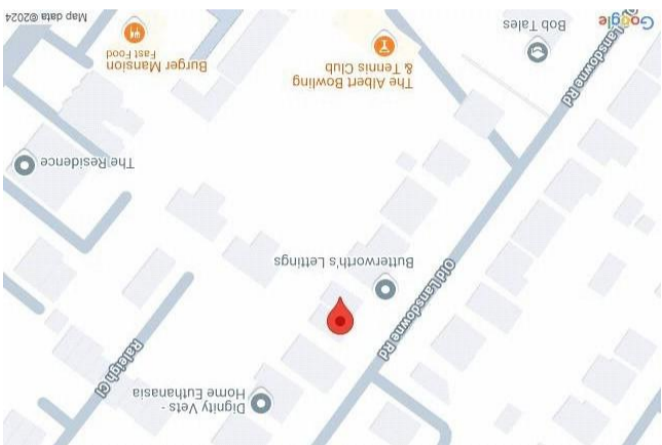
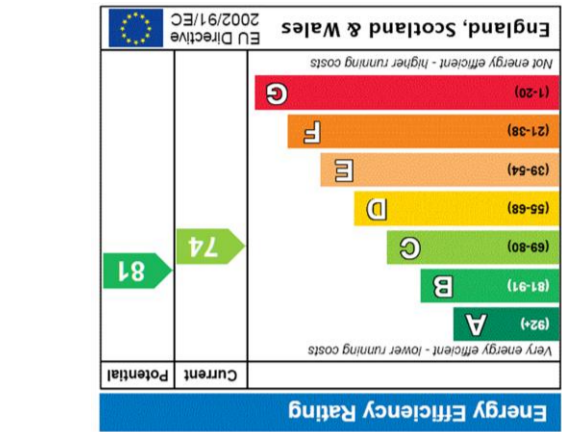


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LOWER GROUND FLOOR
 1073 sq.ft. (99.7 sq.m.) approx.



PHILIP JAMES
 KENNEDY

THE GARDEN APARTMENT

21 OLD LANSDOWNE ROAD, WEST DIDSBURY, M20 2PB



ASKING PRICE

£375,000

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 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"

