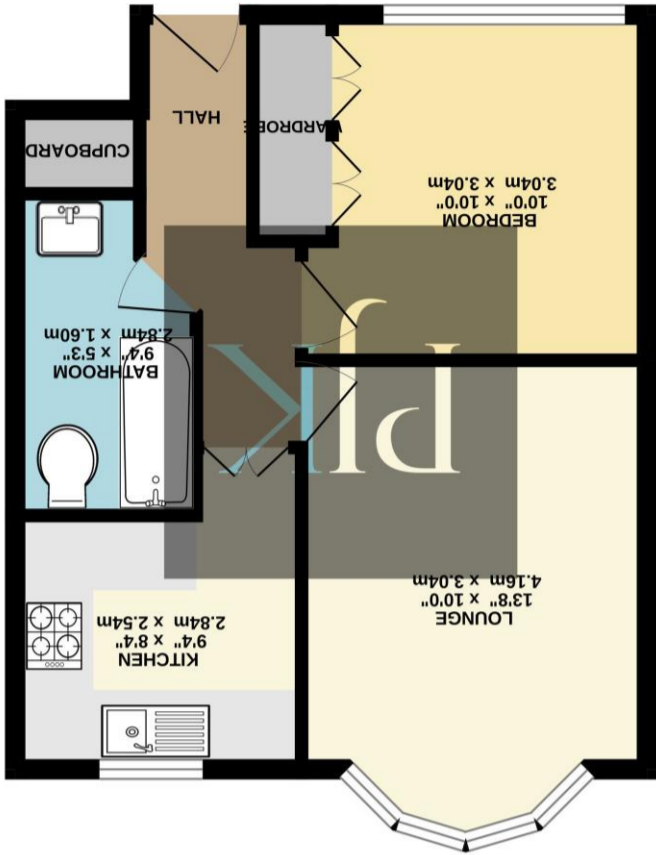


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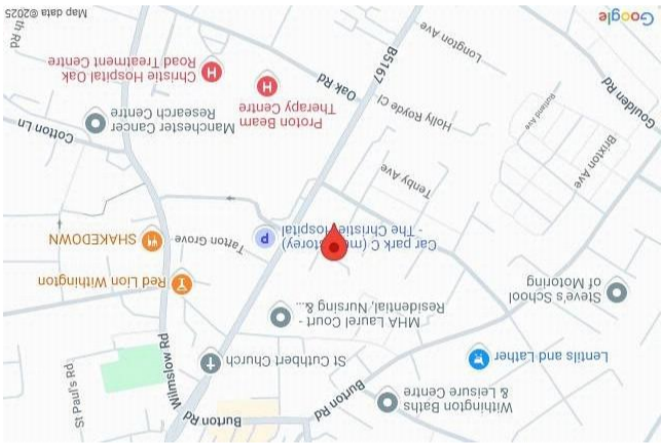
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GROUND FLOOR (37.1 sq.m.) approx.
 400 sq.ft. (37.1 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
74	76
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	





OFFERS OVER £150,000

A WELL-PROPORTIONED one bedroom flat occupying a GROUND FLOOR position within this POPULAR MODERN DEVELOPMENT, located within striking distance of both Didsbury and Withington Village. 400 Sq ft.

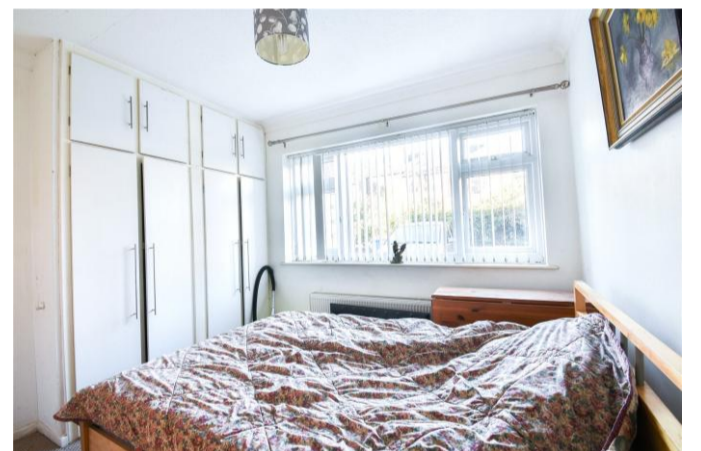
The accommodation reveals an entrance hallway with storage. There is a bright and spacious living-dining room which is flooded with natural light via a bay window which enjoys views over the attractive South Westerly shared gardens.

There is a separate kitchen with ample wall and base level contemporary units.

There is a generous double bedroom with fitted wardrobes and space for additional freestanding furniture. The apartment is served by a modern bathroom.

Externally there is off road residents parking to the front and secure gated South Westerly gardens to the rear.

"A Well Proportioned One Bedroom Apartment"



Share Of Freehold
999 Years From January 1970
Service Charge/ £110.94 pcm
Ground Rent / £15per annum
Council Tax Band: A
Approx. 400 Sq Ft