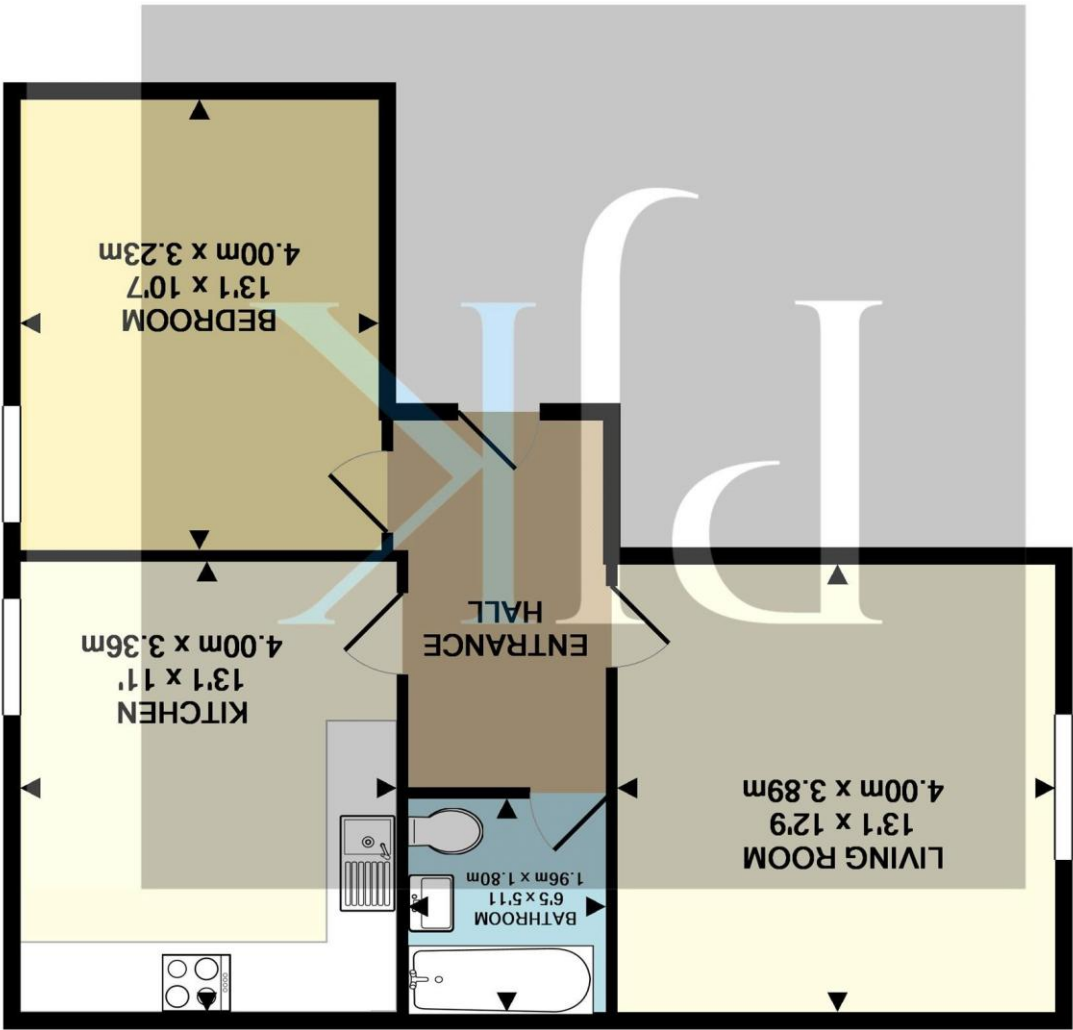


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

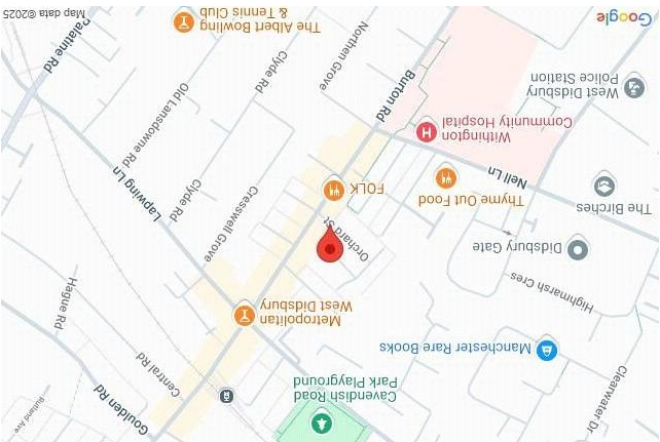
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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

TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.5 SQ.M.)



Energy Efficiency Rating		
Potential	Current	
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
79		



PHILIP JAMES
KENNEDY

APARTMENT 8 , 2-6 ORCHARD STREET
WEST DIDSBURY, M20 2LP



ASKING PRICE £185,000

A STYLISHLY PRESENTED apartment occupying a TOP FLOOR position within a PERIOD CONVERSION, centrally located within FASHIONABLE WEST DIDSBURY village, with a wide range of independent shops, bars and restaurants on the door step, with Burton road Metrolink station only a short stroll away. Offered for sale with NO ONWARD CHAIN. 555 sq ft.

The apartment is positioned on the second floor, and reveals an entrance hallway with cloaks storage, living room, stylish kitchen with integrated appliances and a well-proportioned double bedroom, served by a modern bathroom. Externally there is allocated off road parking.

The accommodation consists of an entrance hallway with useful cloaks storage. There is a bright and spacious living room, suitable for entertaining, and a separate kitchen which is fitted with a comprehensive range of contemporary units which are complemented with integrated appliances.

In addition there is also ample space for a dining table and chairs. The bedroom is a well-proportioned double, and has ample space for either freestanding or fitted furniture.

The apartment is served by modern bathroom.

Externally the apartment has one allocated parking space which is accessed via a remote operated sliding gate.

Leasehold
999 Years From 31st October 2019
Service Charge/ £164.95 PCM
Ground Rent / £192 PA
Approx. 555 Sq Ft
Council Tax Band: A

*"A Stylish Top Floor
Apartment In The Heart Of
West Didsbury "*

