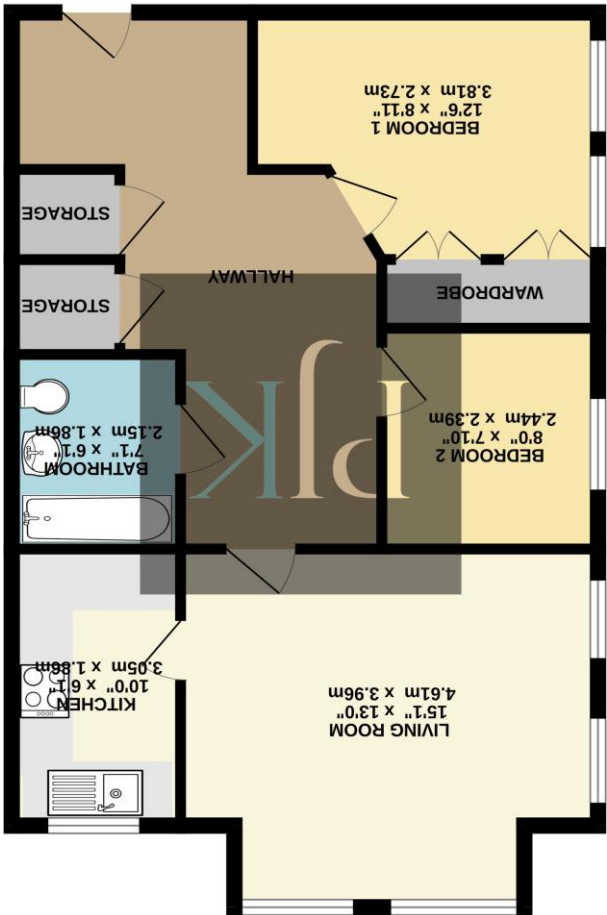
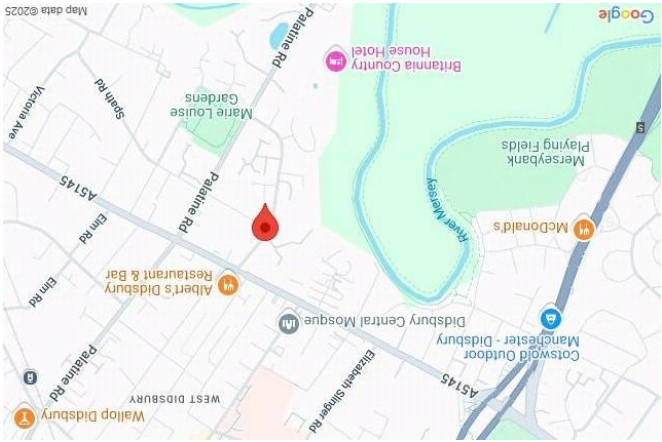


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by way of prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



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PHILIP JAMES
KENNEDY

39 PENCARROW CLOSE
DIDSBURY, M20 2PS



ASKING PRICE £290,000

A STYLISHLY PRESENTED TWO DOUBLE BEDROOM APARTMENT situated on the GROUND FLOOR of the POPULAR 'PENCARROW CLOSE' DEVELOPMENT, located within striking distance of both WEST DIDSBURY and Didsbury Village with their vast array of shops, bars, restaurants and transport links including West Didsbury Burton Road and Didsbury Village Metrolink. 656 Sq.Ft

The accommodation reveals a spacious hallway with storage. There is bright and spacious living/dining room which is bathed in natural light from the dual aspect windows.

The separate modern kitchen is fitted with an ample selection of stylish base and wall units with integrated appliances.

There are two generous double bedrooms, with the principal bedroom benefitting from bespoke fitted wardrobes and the second bedroom having ample space for freestanding furniture. The property is served by a well-appointed contemporary three piece bathroom.

Externally, the property is located on a highly sought after development in manicured shared grounds, with allocated parking of which the apartment has one space. There is also additional visitor's parking.

Leasehold/ 999 Years From January 1999
Service Charge/ £151 pcm
Ground Rent/ £60 per annum
Council Tax Band: C
Approx. 656 Sq.Ft

*"Ground Floor Apartment
With Allocated Parking"*

