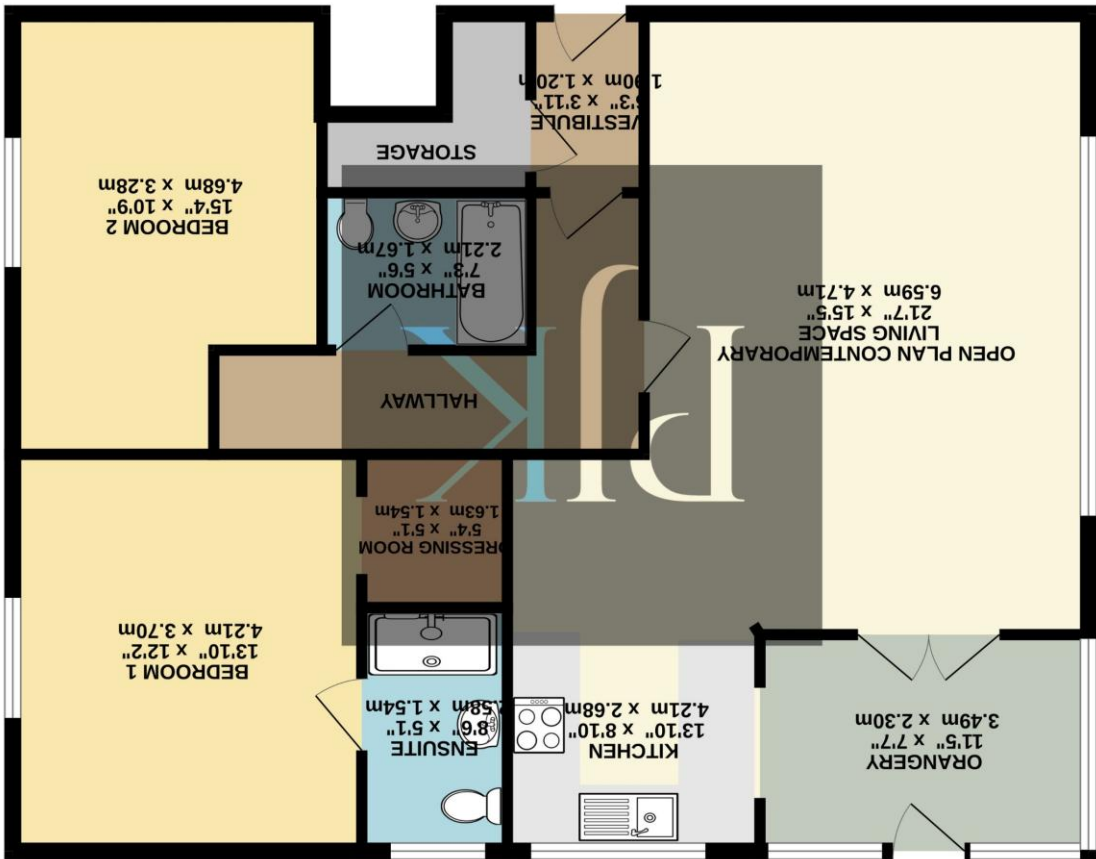
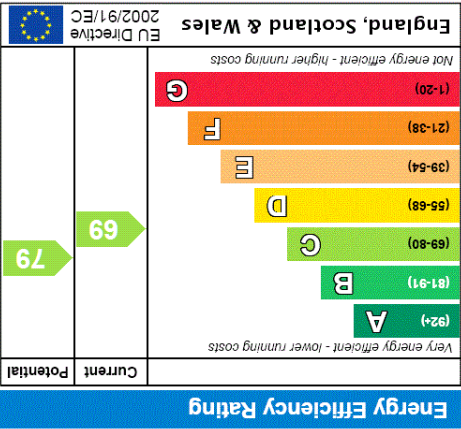
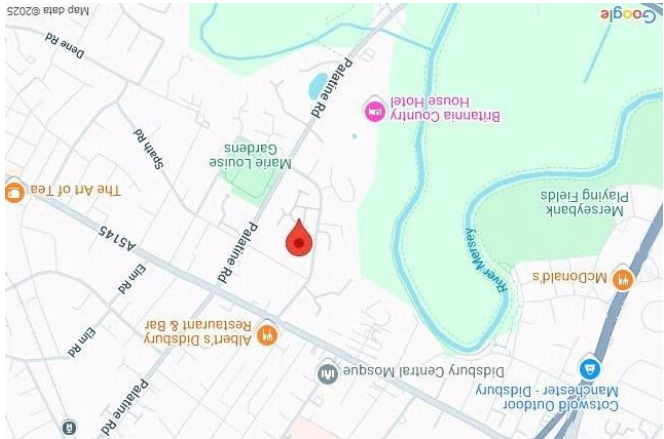


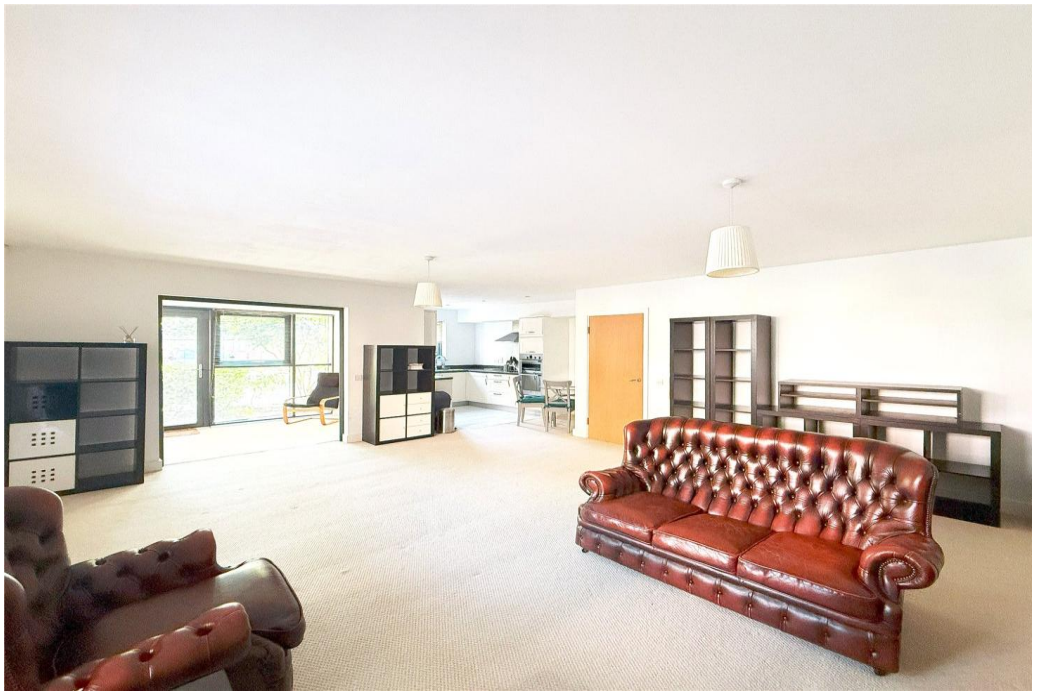
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
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GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.





ASKING PRICE

£360,000

A WELL-PRESENTED and DECEPTIVELY SPACIOUS, GROUND FLOOR APARTMENT with ORANGERY and PRIVATE TERRACE, situated within the highly desirable 'LARKE RISE' DEVELOPMENT, located within strolling distance of both Didsbury and fashionable West Didsbury villages, as well as the Metrolink being within easy reach. Offered for sale with NO ONWARD CHAIN. 1077 Sq. Ft

The accommodation reveals an entrance vestibule and a hallway with a useful storage cupboard. The hallway leads through to the impressive open plan living room with full height windows flooding the room with natural light. Incorporated is a sleek and contemporary kitchen, fitted with a comprehensive range of wall and base units. Double doors lead from the living room into the orangery with ample space for dining furniture, providing the perfect space for entertaining. A door from the orangery, leads out to the private terrace.

There are two well-proportioned double bedrooms, with the principal boasting an en-suite shower room and dressing room.

The property is further served by the modern bathroom.

Externally, the apartment benefits from allocated secure parking within beautifully maintained grounds. Visitors' parking is also available.

Leasehold/ 999 Years From January 2005
Ground Rent/ £120pa
Service Charge/ £233.33 pcm
Council Tax Band: D
Approx. 1077 Sq.Ft

"A Well-Presented And Deceptively Spacious Ground Floor Apartment"

