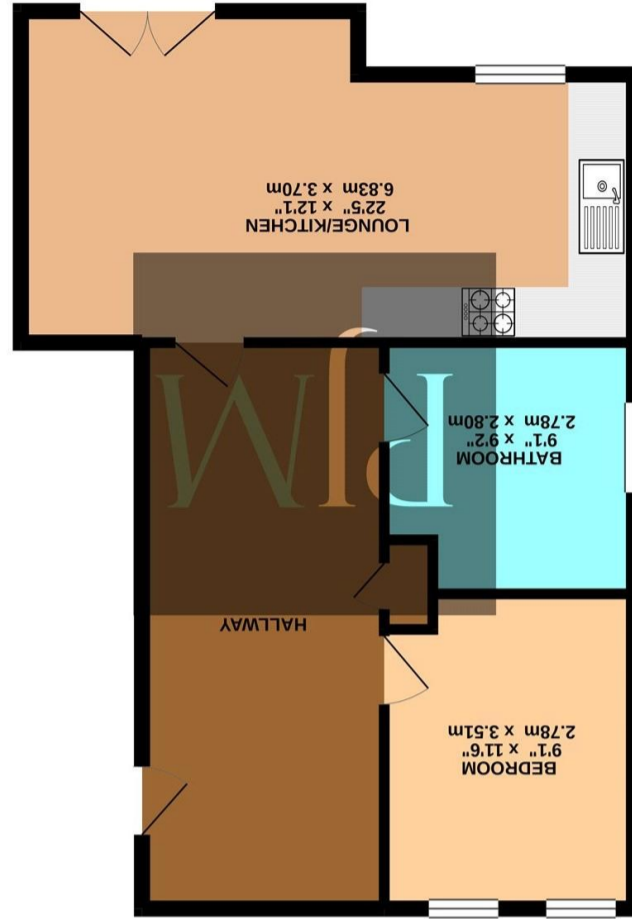


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 their areas are approximate and no responsibility is taken for any error of 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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620 sq. ft. (57.6 sq. m.) approx.



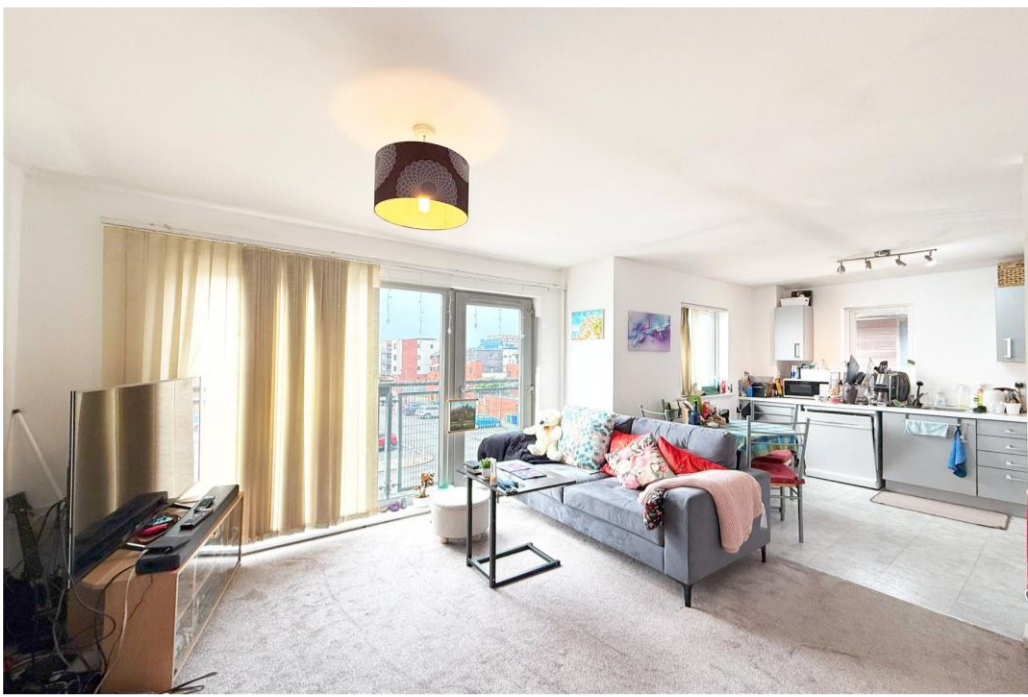
Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England, Scotland & Wales Not energy efficient - higher running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
70	73


  
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PHILIP JAMES  
KENNEDY

93 CAVENDISH ROAD  
WEST DIDSBURY, M20 1LS



## ASKING PRICE £200,000

The accommodation reveals an entrance hall with utility cupboard.

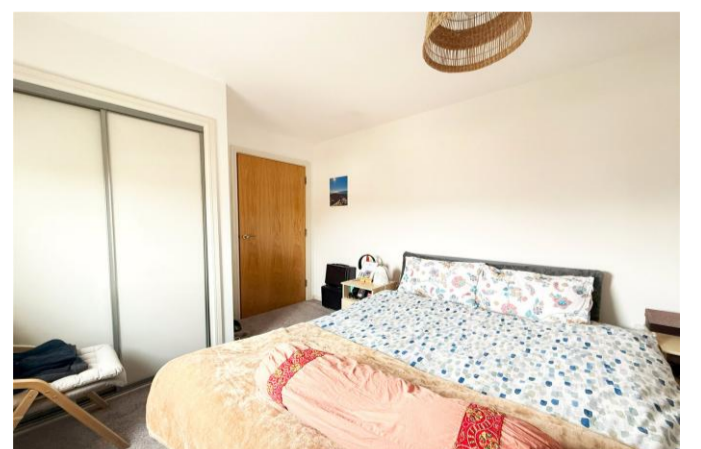
There is a bright and spacious living room with double doors opening onto the Juliette balcony which floods the room with natural light. Incorporated into the living room is the contemporary kitchen fitted with a range of base and wall units with integrated appliances.

There is a large double bedroom with bespoke fitted wardrobe.

The property is served by the modern shower room, offering a wash basin, WC and shower cubicle.

Externally the property benefits from gated residents parking and intercom entry system.

*"Well Proportioned One Bedroom Apartment In Popular Development"*



Leasehold/ 250 Years From January 2003  
Service Charge/ £161.49pcm  
Ground Rent/150per annum  
Approx.620 Sq.Ft  
Council Tax Band: C