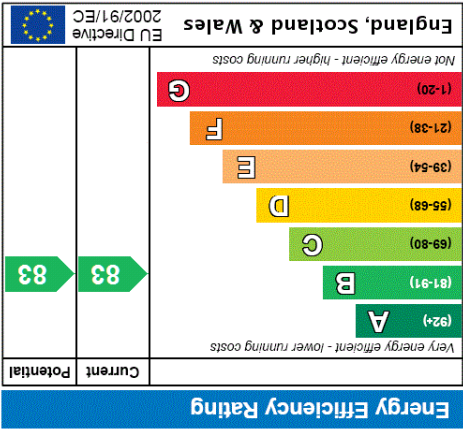
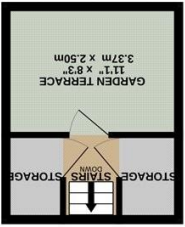
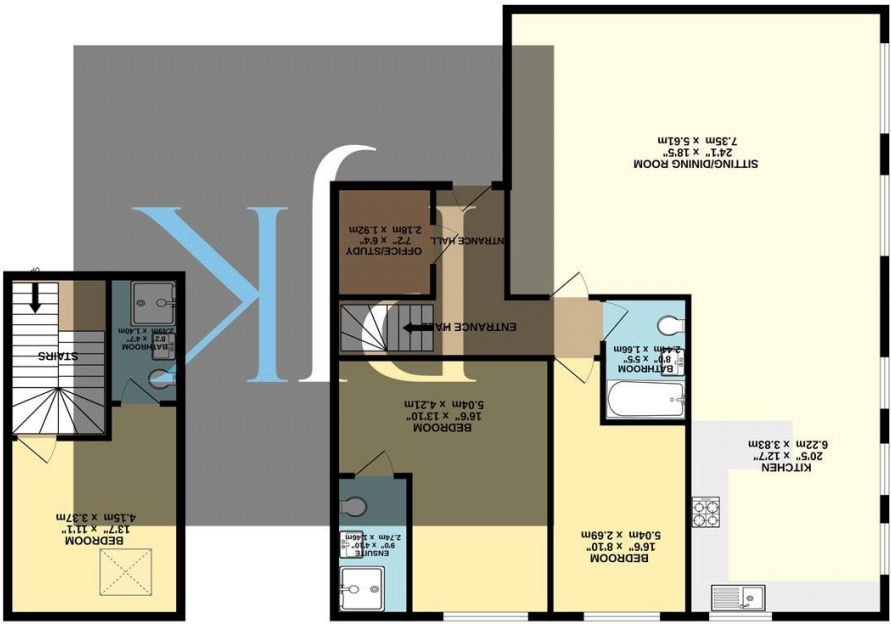


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.



PHILIP JAMES
KENNEDY

APARTMENT 7 SANDHURST HOUSE
2 WALKERSHALL WAY, DIDSBURY VILLAGE M20 2HW



ASKING PRICE £895,000

An INCREDIBLE first-floor TRIPLEX APARTMENT occupying a COMMANDING CORNER POSITION in the STRIKING 'SANDHURST HOUSE', set within the PRESTIGIOUS ST JAMES' PARK development, just a short stroll from the vibrant heart of Didsbury Village.

This unique home blends striking period architecture with high-specification modern finishes, creating a truly luxurious and versatile living environment. 1632 Sq.Ft

The property is accessed via the beautiful communal reception hall with stair and lift access, leading to the private entrance. Internally, a spacious hallway introduces the impressive open-plan living, dining, and kitchen area. Bathed in natural light from five grand windows, the vast living/dining space offers flexibility for entertaining and everyday living. The stylish kitchen features contemporary matching wall and base units, quality integrated appliances, elegant work surfaces, and a central breakfast bar.

The ground floor also accommodates two beautifully decorated double bedrooms, one with a modern en-suite shower room, alongside a sleek family bathroom and a dedicated office/study—ideal for working from home.

The first floor reveals a further double bedroom with en-suite and skylight, adding charm and natural brightness. On the top floor, the accommodation culminates in a truly spectacular feature: a private roof terrace, perfect for entertaining, relaxing, or simply enjoying the stunning views of the surrounding area.

Externally, the property boasts two allocated parking spaces within the secure gated development and enjoys the backdrop of immaculately maintained communal grounds.

Leasehold/ 250 Years From January 2016
Ground Rent/£250pcm
Service Charge/£433pcm
Approx. 1632 Sq.Ft
Council Tax Band:G

"An Exceptional Three-Bedroom Triplex Apartment with Private Roof Terrace"

