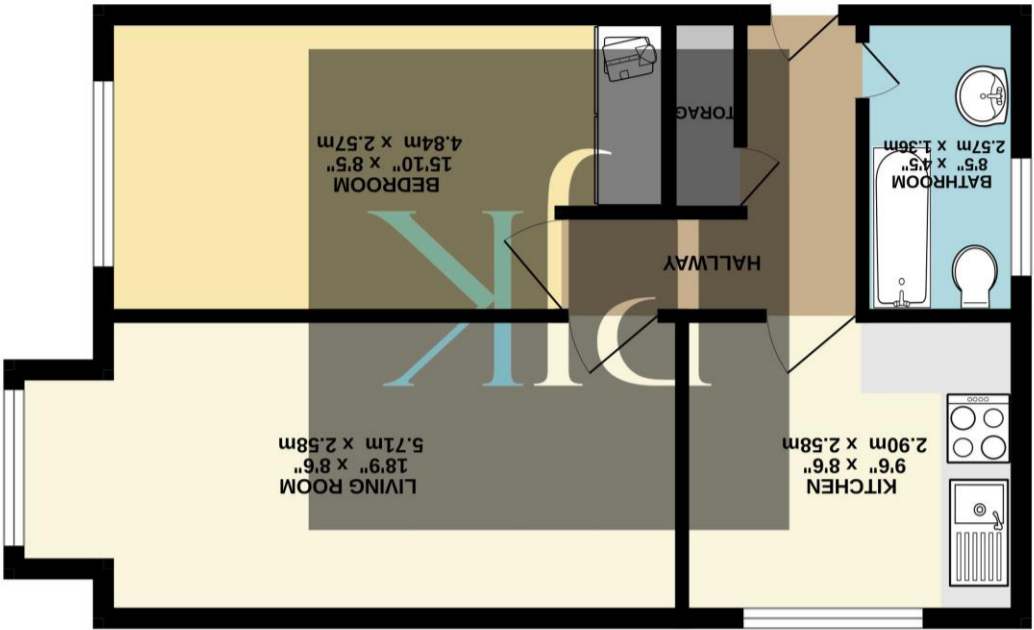
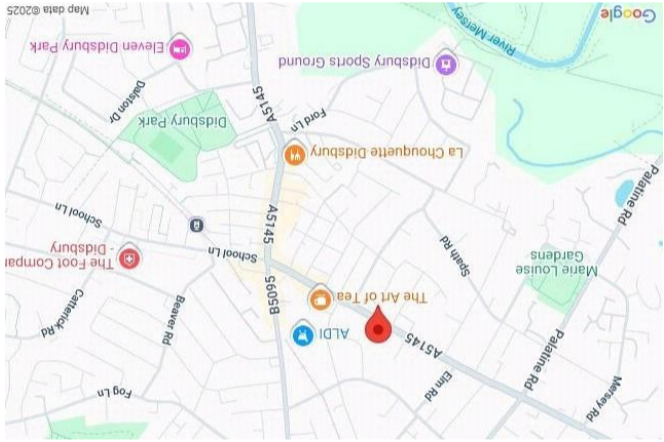
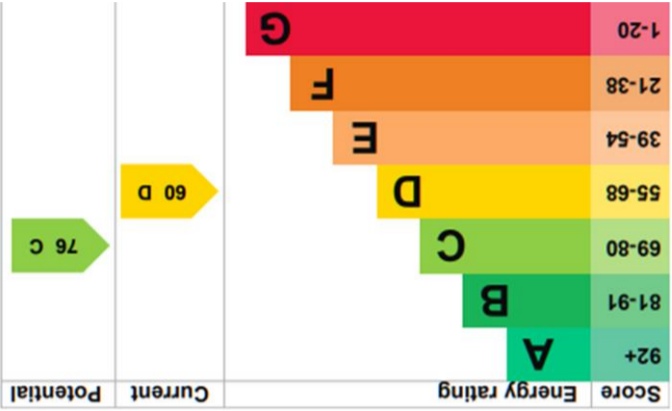


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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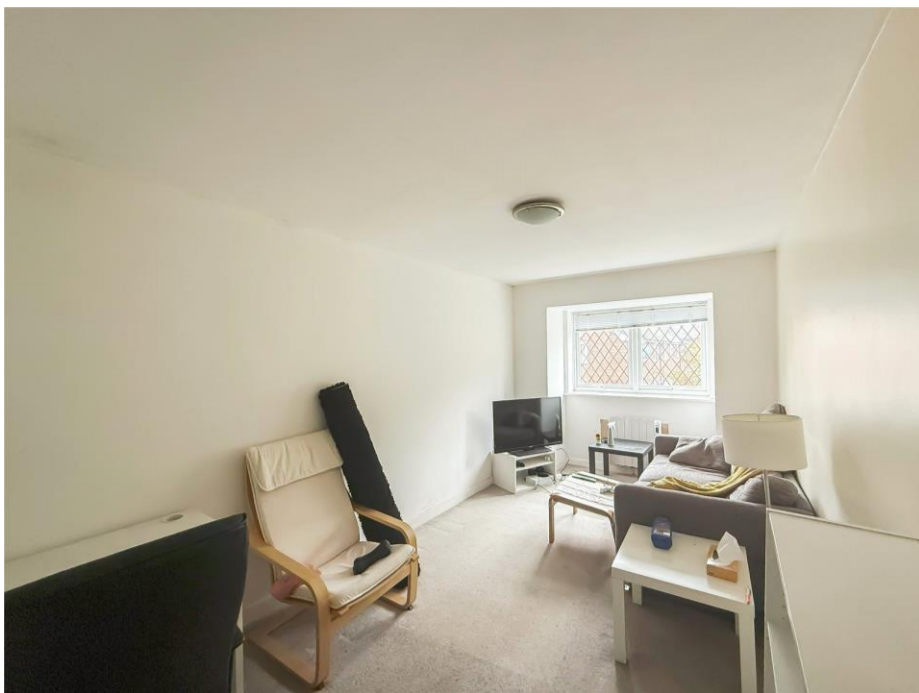


SECOND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



PHILIP JAMES
KENNEDY

2A CLAREMONT GROVE
DIDSBURY VILLAGE, M20 2GL



OFFERS OVER £195,000

A WELL-PROPORTIONED one bedroom CONTEMPORARY TOP FLOOR APARTMENT, positioned on the SECOND FLOOR of this purpose built development, located in the HEART OF DIDSBURY VILLAGE, just a moments' walk from array of independent boutique shops, popular bars, restaurants and the Metrolink. 484 Sq.Ft

The accommodation reveals an entrance hallway with useful storage cupboard.

There is a bright and spacious living room, with square bay window bathing the room in natural light and enjoying elevated views over the village.

The separate kitchen is fitted with an ample selection of modern base and wall units, with an ideal space for a dining table and chairs – perfect for informal dining.

There is a generously proportioned double bedroom, benefitting from fitted wardrobes. The property is served by the recently refurbished bathroom.

Externally, the property benefits from courtyard parking, with the property having one allocated parking space.

*"One bedroom
contemporary top floor
apartment"*



Leasehold/ 125 Years From January 1988
Ground Rent/ £30 PA
Service Charge/ £110 PCM
Approx. 484 Sq.Ft
Council Tax Band: B