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[P](#) [J](#) [K](#)

Energy Efficiency Rating

Potential	Current
84	84

England, Scotland & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

(1-20) **G**

(21-38) **F**

(39-54) **E**

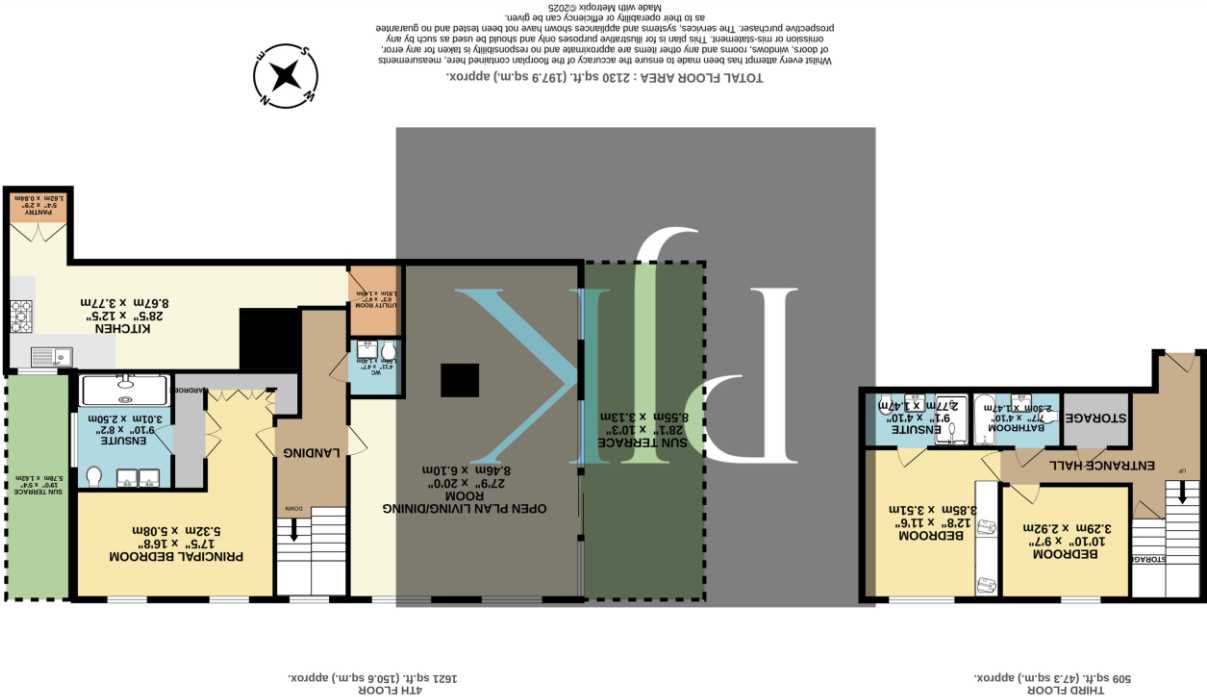
(55-68) **D**

(69-80) **C**

(81-91) **B**

(92+) **A**

Very energy efficient - lower running costs



PHILIP JAMES
KENNEDY

309 QUANTUM HOUSE
2 KENSAL DRIVE, WEST DIDSBURY, M20 2NE



ASKING PRICE £845,000

A SPECTACULAR DUPLEX PENTHOUSE APARTMENT with EXQUISITE PRESENTATION THROUGHOUT AND an IMPRESSIVE 288 SQ FT WALK-OUT SUN TERRACE.

The MAGNIFICENT PROPERTY boasts a BEAUTIFULLY DESIGNED LUXURY DINING KITCHEN, OPEN PLAN CONTEMPORARY LIVING ROOM, two generous double bedrooms and a STYLISH PRINCIPAL SUITE with WALK-OUT BALCONY, occupying the third and fourth floor within in the PRESTIGIOUS QUANTUM HOUSE development just a short stroll from West Didsbury and Burton road. this exceptional apartment provides luxury modern accommodation in a secure and sought-after setting. 2130 sq ft

The accommodation compromises of an entrance hallway with utility cupboard and a further storage cupboard. Accessed from the hallway are two double bedrooms, with the larger bedroom benefitting from bespoke fitted wardrobes and a sleek contemporary en-suite. The floor is further served by the beautifully appointed family bathroom.

Stairs rise from the entrance hallway to the upper floor, which reveals the impressive principal suite with bespoke built in wardrobes opening to reveal the luxury en-suite shower room. The room is bathed in natural light from large picture windows and the double doors providing access out to the balcony.

There is a spectacular open plan contemporary living space with ample space for both lounge and dining furniture. The room is flooded with natural light from the full dual aspect windows and sliding doors, leading out to the walk-out sun terrace enjoying a South Westerly aspect. The terrace provides the perfect space for entertaining in the warmer months. There is a seperate modern high spec fitted kitchen with sleek wall and base units, with integrated appliances all complimented by quartz worktops and a walk-in pantry. Further to the floor is a utility room and WC.

The property is accessed via secure communal entrances with well-maintained external grounds and shared areas.

The building has lift access to all floors. There are two allocated, underground parking spaces, with EV charging, accessed via secure electronic gates.

Leasehold/250 Years From January 2018
Ground Rent/ £250 per annum
Service Charge/ £290pcm
Council Tax Band: F
Approx. 2130 Sq Ft

*"A Magnificent Duplex
Penthouse Apartment"*

