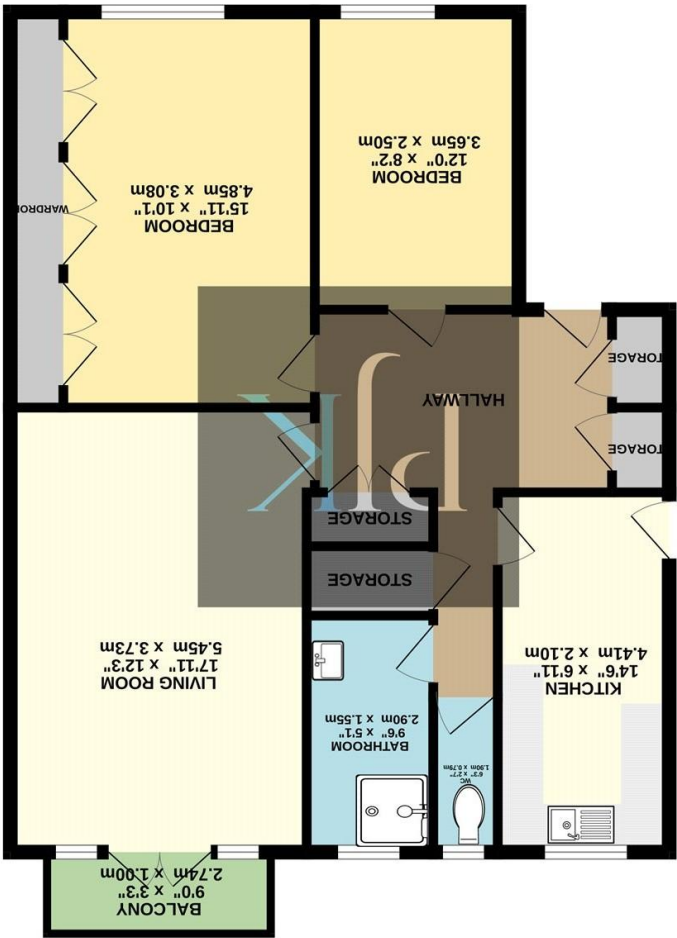


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

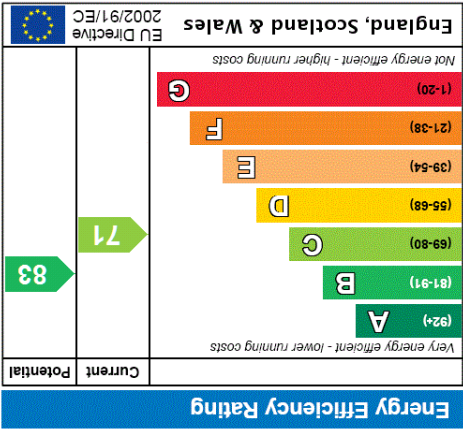
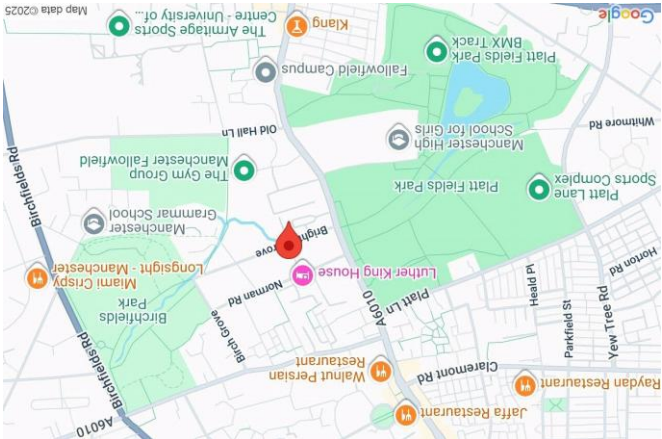
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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 : 822 sq.ft. (76.4 sq.m.) approx.



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



PHILIP JAMES
KENNEDY

WILMSLOW ROAD
FALLOWFIELD, M14 6HG



ASKING PRICE £235,000

Set within the iconic Grade II listed Appleby Lodge, this beautifully presented two-bedroom first-floor apartment combines period character with modern comfort. Offered chain free and ready to move into, the property is ideal for professionals, first-time buyers, or investors alike.

Perfectly located in Fallowfield, residents are just a short walk from Platt Fields Park and Birchfields Park, with an array of shops, cafés, and local amenities close at hand. Excellent transport connections include frequent buses to Manchester city centre and surrounding areas. With easy access to Manchester Piccadilly and Oxford Road train stations.

The accommodation opens with a spacious entrance hall featuring ample built-in storage. A stylish fitted kitchen sits just off the hallway, while the generously sized lounge enjoys plenty of natural light and opens through French doors onto a private balcony—perfect for relaxing or entertaining.

There are two well-proportioned bedrooms, with the master benefiting from built-in wardrobes. Completing the home is a modern shower room and a separate WC, adding further convenience.

Externally, the development boasts stunning communal gardens, offering excellent outdoor space for residents to enjoy during the summer months. The property also benefits from private residential parking, providing both practicality and peace of mind.

822 gross sq ft

Tax Band: B

Leasehold

Service Charge: £3,600 P/A

Ground Rent: £12 P/A

*"A Beautiful Two
Bedroom Apartment in
The Stunning Appleby
Lodge Development"*

