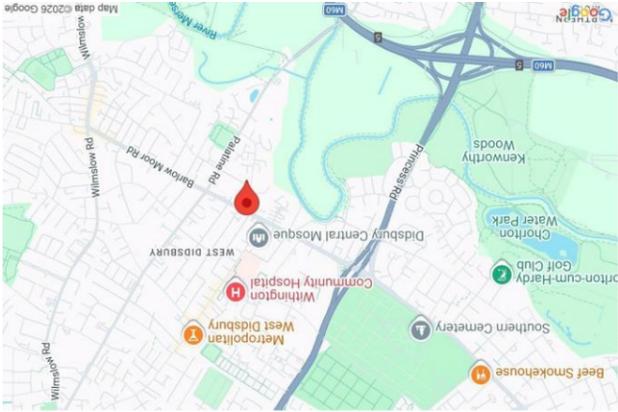


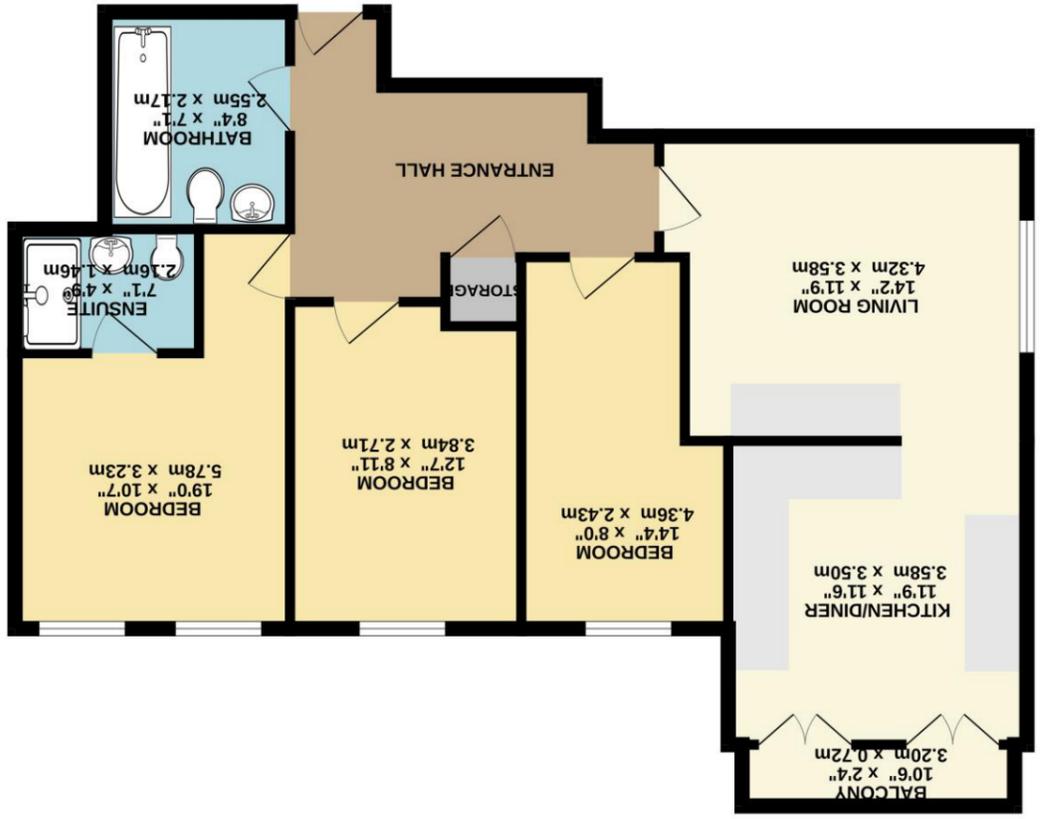
www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	79 C	79 C
81-91	B		
92+	A		



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.

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FIRST FLOOR  
 871 sq.ft. (80.9 sq.m.) approx.





## ASKING PRICE £350,000

AN IMPRESSIVE THREE BEDROOM apartment with DECEPTIVELY SPACIOUS & STYLISHLY PRESENTED accommodation, Westerly Facing balcony and ALLOCATED UNDERCROFT PARKING. Occupying a FIRST FLOOR position within the HIGHLY SOUGHT-AFTER SPATH HOUSE development, located on one of DIDSBURY'S FINEST TREE LINED ROADS, close to Marie Louise gardens, and both Didsbury and West Didsbury villages.

The bright and spacious accommodation reveals a welcoming entrance hallway with storage cupboard.

There is a bright and spacious living room with Southerly facing window bathing the room in natural light. An opening leads through to the sleek contemporary kitchen with a selection of base and wall units, complemented by marble effect tops and integrated appliances. There is ample space for a table chairs, providing the perfect spot for informal dining. Dual double doors provide access to the Westerly balcony, with treeline views.

There are three well-proportioned bedrooms, with the principal having an en-suite shower room. The property is further served by the modern bathroom.

The apartment benefits from secure underground parking, lift to all floors and mature, beautifully tended shared gardens providing an excellent degree of privacy.

Leasehold / 999 Years From December 2001  
Ground Rent/ £150 per annum  
Service Charge/ £152.27pcm  
Council Tax: D  
Approx: 871 Sq.Ft

*"A Stylish Three Bedroom  
Apartment In Sought After  
Development"*

