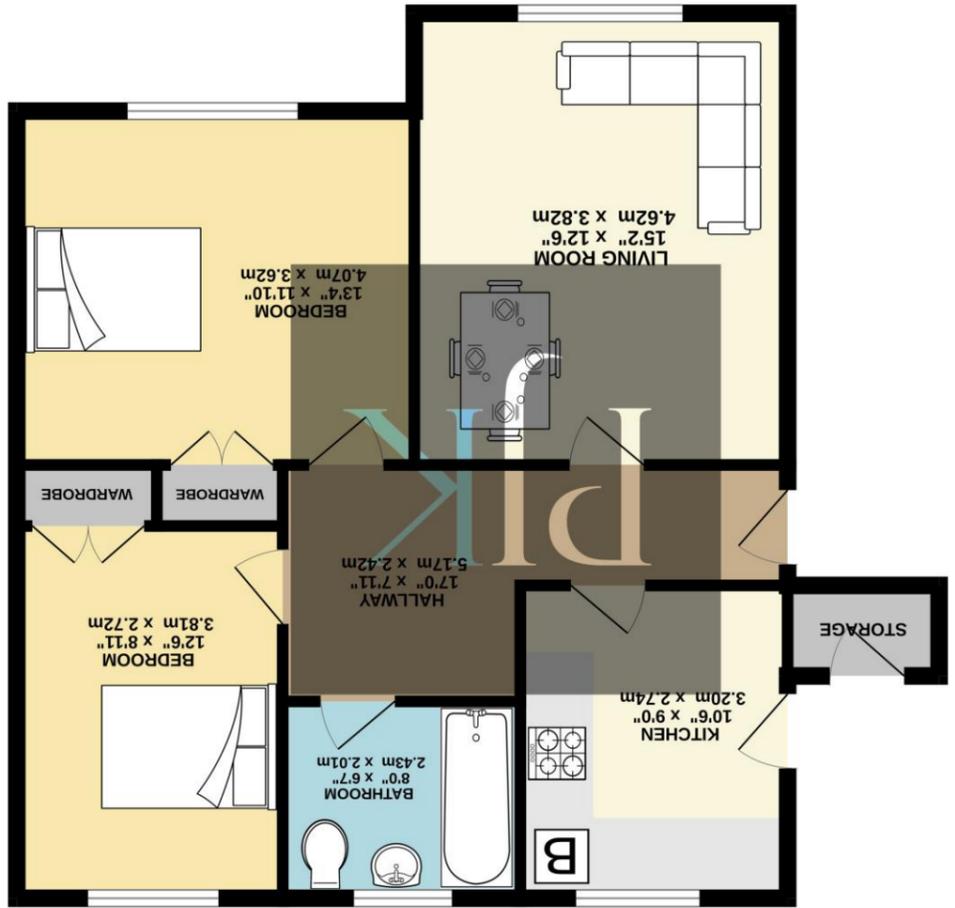


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What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of floors, windows, rooms and other items are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropack ©2023



740 sq.ft. (68.7 sq.m.) approx.

Score	Energy rating	Potential
1-20	G	
21-38	F	
39-54	E	
55-68	D	63 D
69-80	C	77 C
81-91	B	
92+	A	



**PJK**

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PHILIP JAMES  
KENNEDY

**FLAT 51 BALLBROOK COURT**  
WILMSLOW ROAD, DIDSBURY, M20 3GU



## ASKING PRICE £250,000

A WELL PRESENTED and IMPRESSIVELY PROPORTIONED apartment, occupying a TOP FLOOR position within a SOUGHT AFTER DEVELOPMENT, located within STROLLING DISTANCE of both Didsbury and West Didsbury villages, with a range of shops, bars and restaurants within easy reach as well as the Metrolink stations. 740 Sq.Ft

The bright and spacious accommodation consists of an entrance hallway with intercom access, a generous living room with ample space for living and dining furniture and views overlooking the shared gardens. There is a separate breakfast kitchen, fitted with a selection of classic style units with granite effect tops. An external door leads out onto the rear of the building with access to an ideal storage cupboard.

There are two generously proportioned double bedrooms both with fitted double wardrobes.

The property is served by a three piece bathroom suite.

Externally the property is set on private grounds with resident only parking surrounding the development. There are well-maintained, attractive shared gardens, a secure communal entrance and intercom entry system.

Leasehold / 999 years from December 1975  
Service Charge: Approx. £148 per month  
Ground Rent: £25 per annum  
Council Tax Band: B

*"A Well-Presented and  
Impressively Proportioned  
Two Bedroom Top Floor  
Apartment"*

