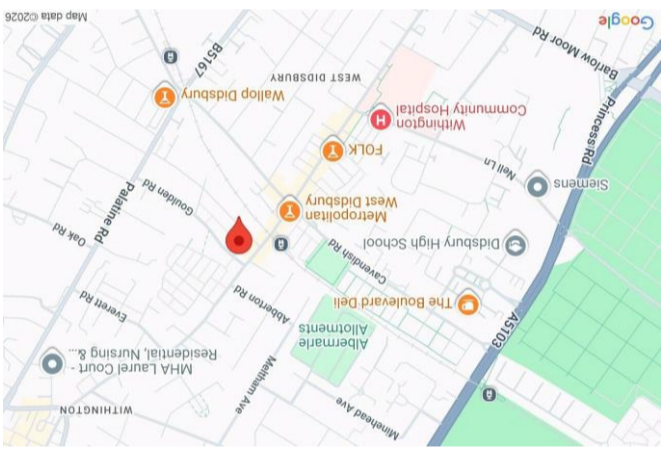


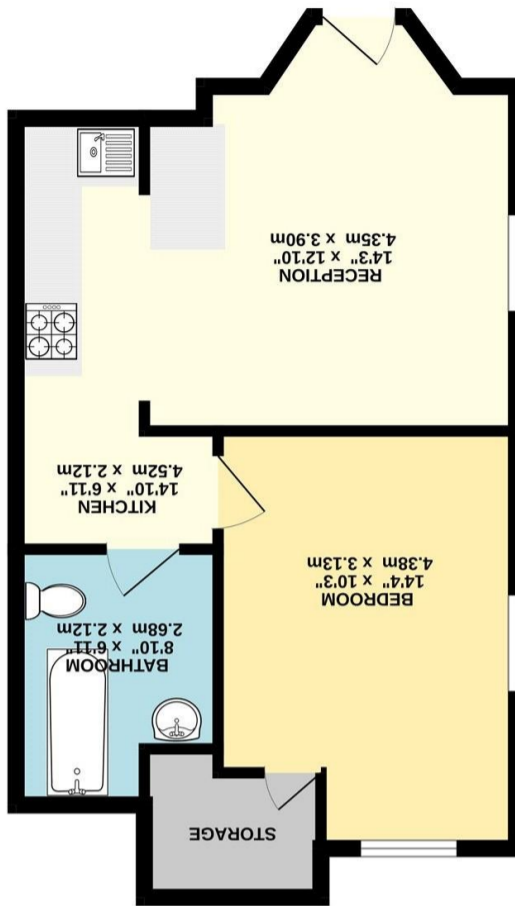
www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	78 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.

What every attempt has been made to ensure the accuracy of the footprint contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error of 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. Made with floorplan 2025



LOWER GROUND FLOOR  
 460 sq. ft. (42.8 sq.m.) approx.



PHILIP JAMES  
 KENNEDY

FLAT 1, 28 CENTRAL ROAD  
 WEST DIDSBURY, M20 4ZD



## ASKING PRICE £190,000

A WELL-PRESENTED ONE-BEDROOM apartment, occupying the LOWER GROUND FLOOR within this ATTRACTIVE PERIOD CONVERSION, located CENTRALLY within FASHIONABLE WEST DIDSBURY village with a wide range of shops, bars and restaurants within easy reach, along with Burton Road Metrolink station. 460 Sq.Ft

Entered via its own private entrance, the accommodation reveals a well-proportioned open plan contemporary living space, with ample space for both living and dining furniture. The incorporated kitchen is fitted with a selection of modern units, complemented by wood effect tops and integrated appliances.

The bedroom is generously proportioned with ample space for freestanding or fitted furniture. Adjacent to the bedroom is a storage room which also serves as a utility room.

The property is served by the spacious three-piece contemporary bathroom.

Externally the development is approached via a paved pathway leading to the steps down to the apartment's private entrance. To the rear of the property is off-road resident's parking space.

*"A Well Presented Lower  
Ground Floor Apartment  
In Central West Didsbury"*



Leasehold/150 Years From January 2013  
Service Charge/ £84.50pcm  
Ground Rent/TBC  
Approx. 460 Sq.Ft  
Council Tax Band: A