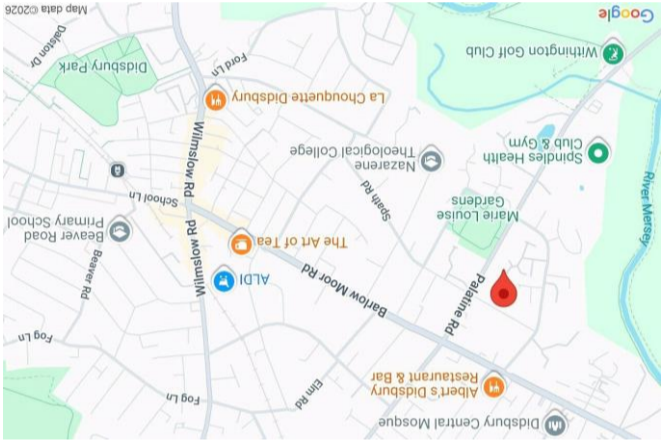


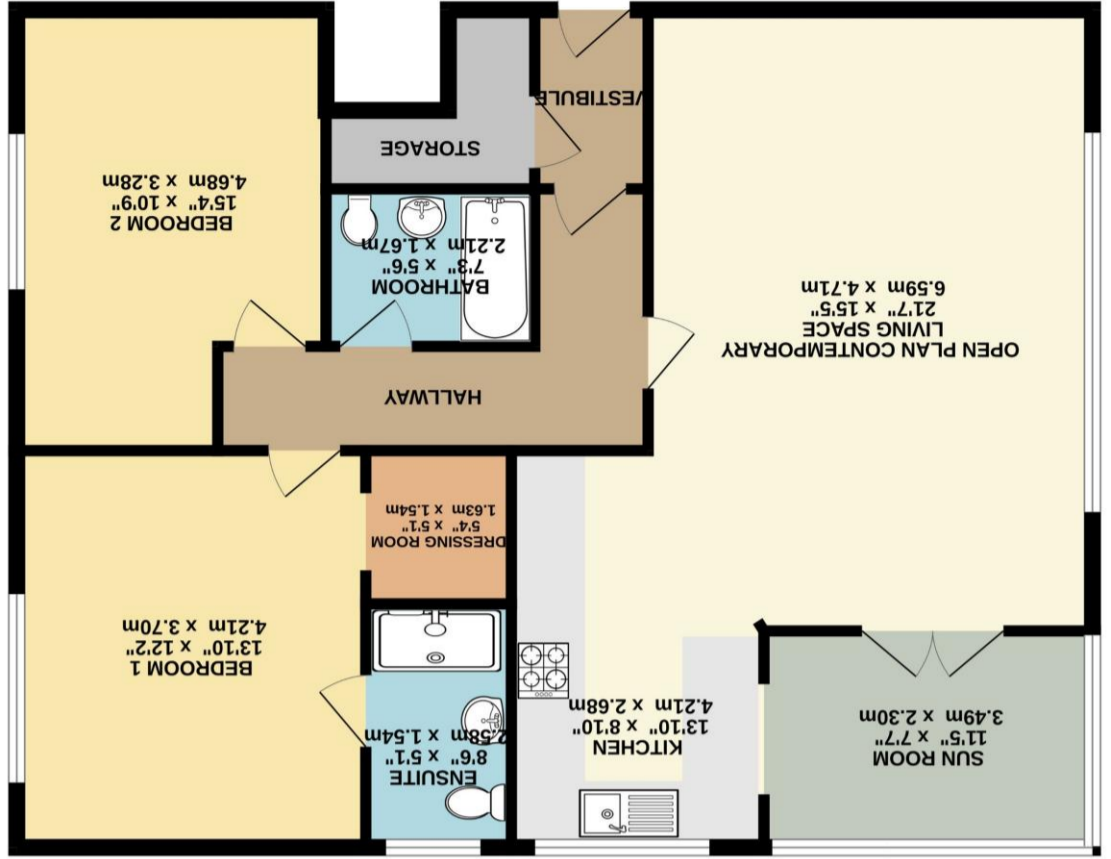
www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Willmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	82 B



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is 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 Metropix 5/2026



SECOND FLOOR
 1077 sq.ft. (100.0 sq.m.) approx.



PHILIP JAMES
 KENNEDY

APARTMENT 9, 7 LARKE RISE
 MERSEY ROAD, WEST DIDSBURY, M20 2UL



ASKING PRICE £399,950

A BRIGHT and SPACIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT with WELL-PRESENTED accommodation throughout. Set within the HIGHLY DESIRABLE 'LARKE RISE' development, the property is located within striking distance of both Didsbury and West Didsbury villages, as well as the Metrolink being within easy reach. Offered for sale with NO ONWARD CHAIN. 1077 Sq.Ft

The accommodation has been recently updated and reveals; an entrance vestibule leading through to the hallway with cloaks and storage cupboard. There is an impressive open plan living/dining room with a large floor to ceiling window bathing the room in natural light. There is ample space for a dining table and chairs, suitable for entertaining. An opening leads through to the newly fitted designer kitchen, with ample selection of stylish modern units complemented with integrated appliances. Double doors from the living room provide access into the sun room, ideal for use as a study or further living space, with floor to ceiling corner windows providing stunning panoramic views.

There are two well-proportioned double bedrooms with the principal bedroom benefiting from an ensuite shower room and dressing room. The apartment is further served by a contemporary three-piece bathroom.

Externally, the apartment benefits from a lift serving all floors, allocated secure parking, and beautifully maintained grounds. Visitors' parking is also available.

Leasehold/ 978 Years Remaining
Service Charge/ £260 pcm
Ground Rent/ £125 per annum
Council Tax Band: D
Approx. 1077 Sq.Ft

*"A Newly Updated
Contemporary Apartment
On Sought-After
Development"*

