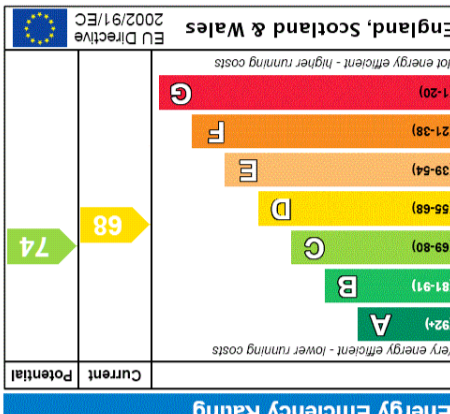


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

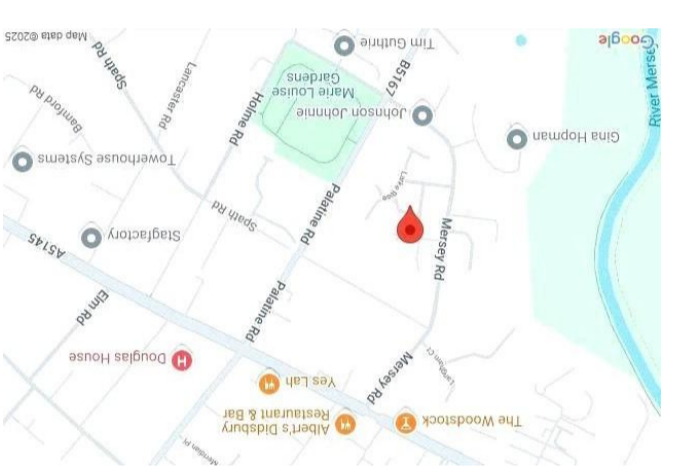
Energy Efficiency Rating

EU Directive 2002/91/EC
 England, Scotland & Wales

Not energy efficient - higher running costs

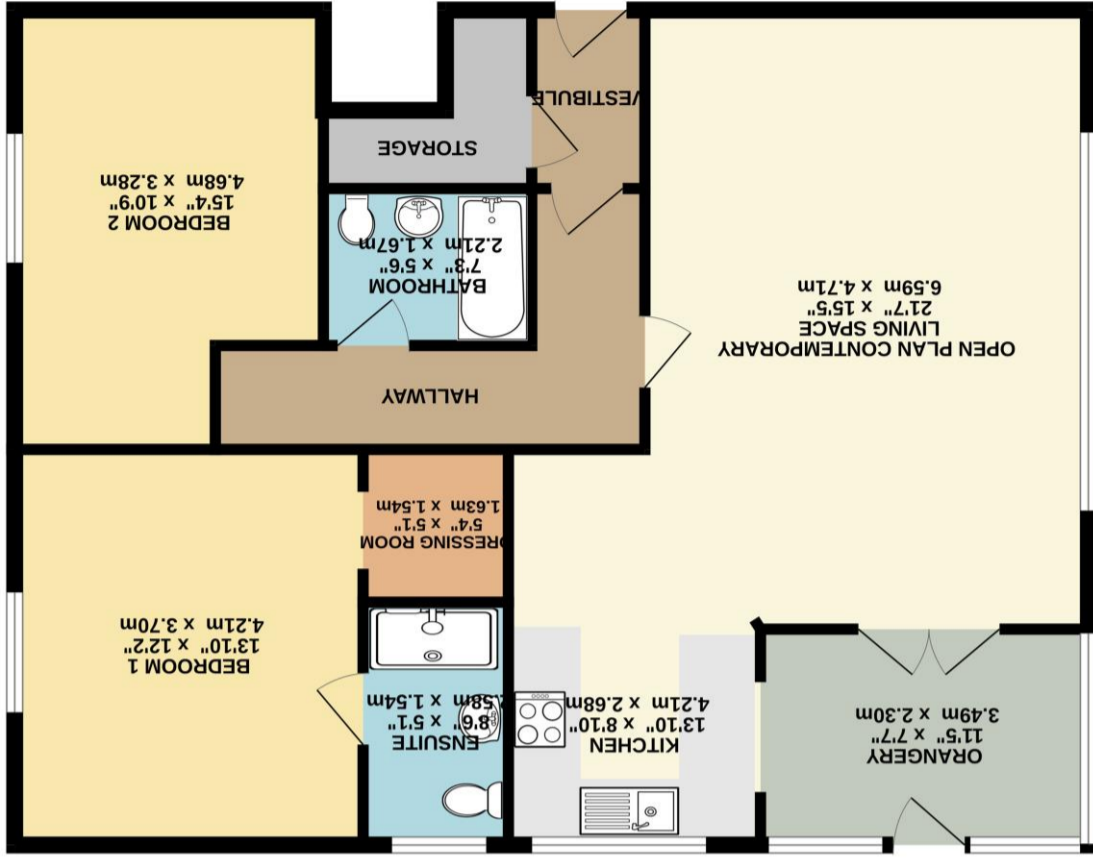
Very energy efficient - lower running costs

Current: 68
 Potential: 74



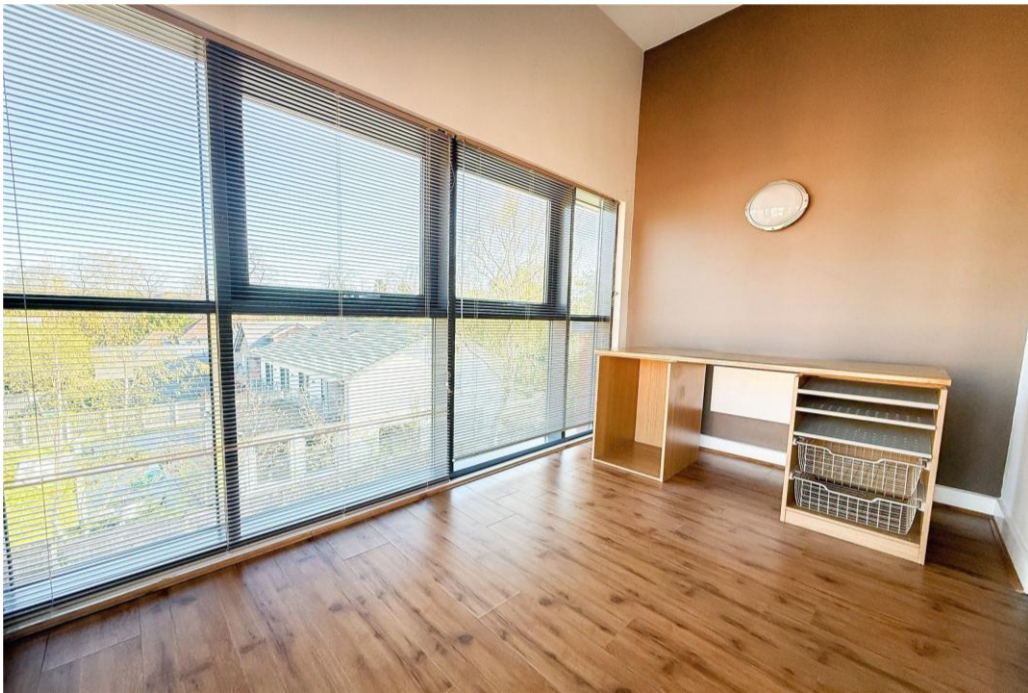
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PHILIP JAMES
 KENNEDY

APARTMENT 12, 7 LARKE RISE
 MERSEY ROAD, DIDSBURY, M20 2UL



ASKING PRICE £380,000

An IMPRESSIVE TWO-DOUBLE BEDROOM MODERN APARTMENT with GENEROUS PROPORTIONS throughout, occupying the TOP FLOOR within the EXCLUSIVE 'LARKE RISE' DEVELOPMENT, located within strolling distance of both didsbury and fashionable west didsbury villages, as well as the Metrolink being within easy reach. Offered for sale with no onward chain. 1077 sq.ft

The accommodation reveals an entrance vestibule leading through to the hallway with cloaks and storage cupboard. There is an impressive open plan living/dining room with dual aspect windows including 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 contemporary kitchen fitted with ample wall and base level units complemented with integrated appliances. Double doors from the living room provide access into the orangery, 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 allocated secure parking within 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

*"An Impressive Top Floor
Apartment In Sought-After
Development"*

