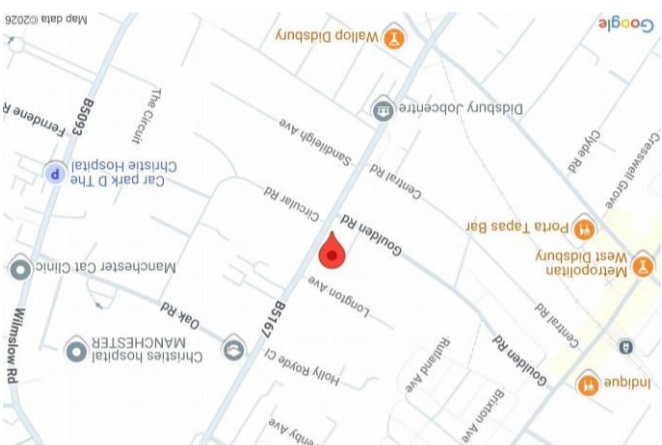


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

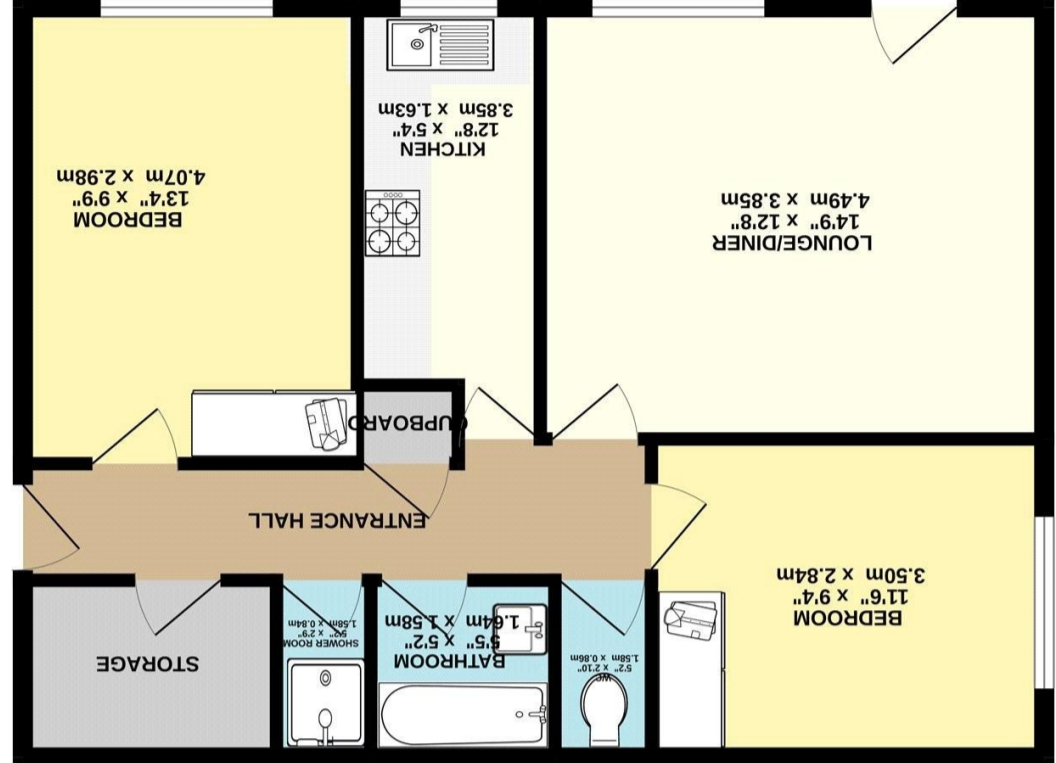


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	76 C
81-91	B		
92+	A		



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.

TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.
 Whilst 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



GROUND FLOOR
 655 sq.ft. (60.9 sq.m.) approx.



PHILIP JAMES
 KENNEDY

APARTMENT 1, COPPERWAYS
 80 PALATINE ROAD, WEST DIDSBURY, M20 3JZ



ASKING PRICE £250,000

A DECEPTIVELY SPACIOUS two-bedroom APARTMENT with PRIVATE ENTRANCE, positioned on GROUND FLOOR of this CONTEMPORARY DEVELOPMENT, located just a short stroll from both Didsbury and West Didsbury Villages with their vast array of independent shops, café bars and restaurants, as well as the Metrolink stations. 655 Sq.Ft

The accommodation reveals an entrance hall with storage cupboard. There is a bright and spacious living/dining room, with a door bathing room in natural light and providing direct access, out to the shared gardens.

The separate kitchen is fitted with a selection of stylish contemporary units complemented by integrated appliances.

There are two well-proportioned double bedrooms, both with bespoke fitted wardrobes.

The property is served by the well-appointed bathroom, separate WC, and separate shower room.

The apartment is set within immaculately maintained shared gardens. Resident's parking can be found to the rear of the property, alongside a private garage.

Leasehold/ 999 Years From August 1974
Service Charge/ £154 pcm
Ground Rent/ £26 per annum
Approx. 655 Sq.Ft
Council Tax Band: B

*"A Spacious Ground floor
Apartment In Prime West
Didsbury Location"*

