

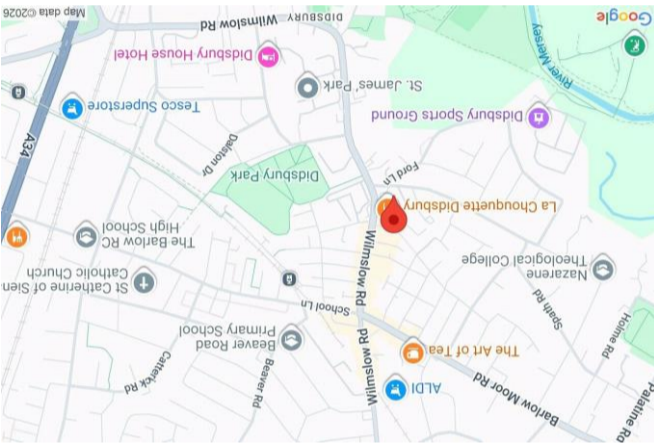
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. The plan is intended for guidance purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Miesopta ©2026



THIRD FLOOR
 1012 sq. ft. (94.0 sq. m.) approx.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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



PHILIP JAMES
 KENNEDY

FLAT 27, LANSDOWNE HOUSE
 WILMSLOW ROAD, DIDSBURY VILLAGE, M20 6UJ



ASKING PRICE £370,000

A BRIGHT and SPACIOUS, three bedroom PENTHOUSE apartment, with STYLISH PRESENTATION throughout, occupying the THIRD FLOOR of this POPULAR DEVELOPMENT, located in the HEART OF DIDSBURY VILLAGE, with its vast array of independent shops, café bars and restaurants and within walking distance to the Metrolink station. 1012 Sq.Ft

Well-presented throughout and boasting impressive proportions. The accommodation consists of a welcoming entrance hallway.

There is a bright and spacious open plan contemporary living space, that provides ample space for furniture to help create the perfect environment for entertaining and dining. Incorporated is the modern kitchen with integrated appliances and feature breakfast bar. The impressively proportioned room is flooded with natural light via double patio doors which lead onto the South facing balcony.

Accessed from the hallway are two well-proportioned double bedrooms, with the principal bedroom having a walk-in wardrobe. There is a third generously proportioned single bedroom.

The apartment is served by a modern shower room.

The property is accessed via the shared gated building entrance, which leads into the beautifully presented shared landscaped gardens. The property also offers gated resident parking.

Leasehold/ 999 Years From June 1981
Service Charge/ £269.07 pcm
Ground Rent/£26.25 pcm
Approx.1012 Sq.Ft
Council Tax Band: C

*"A Well Presented
Penthouse Apartment in
the Heart of Didsbury
Village"*

