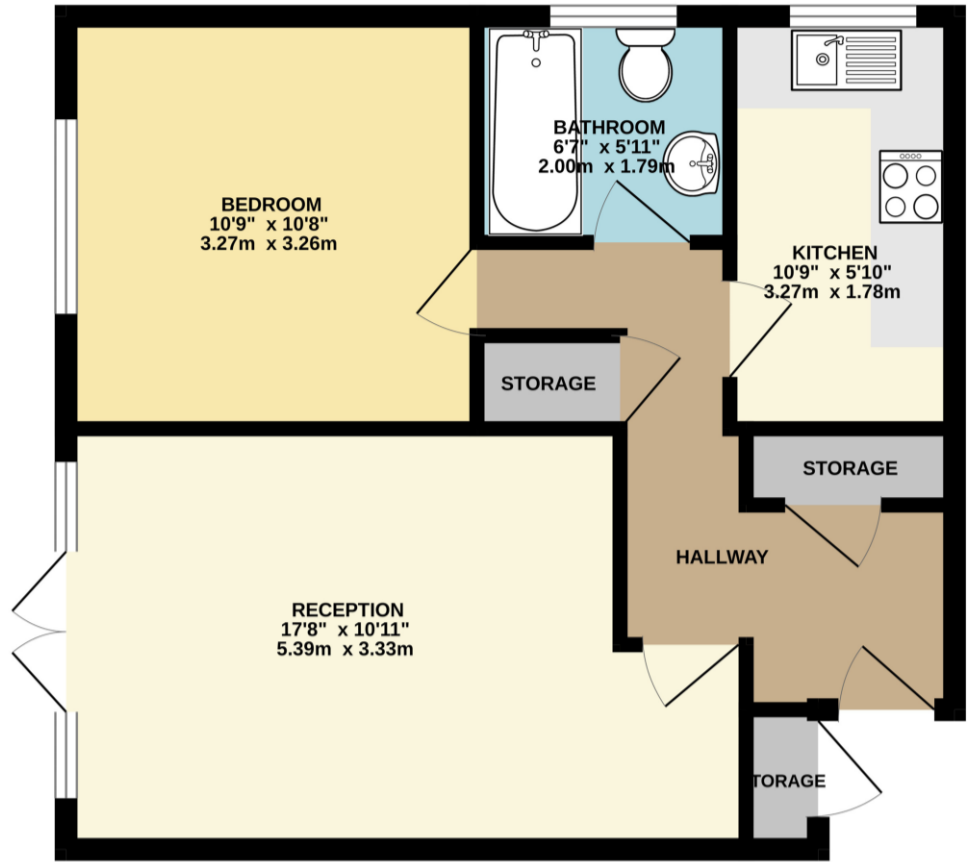


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

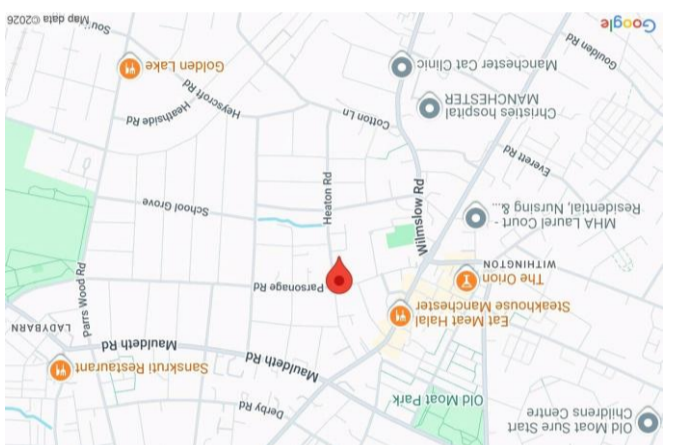
**FIRST FLOOR**  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.  
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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		
81-91	B		
92+	A		82 B



PHILIP JAMES  
KENNEDY

**FLAT 8, MELMAR COURT**  
36 HEATON ROAD, WITHINGTON, M20 4PU



## ASKING PRICE £169,950

A WELL-PROPORTIONED one bedroom apartment occupying a FIRST FLOOR position, within a CONTEMPORARY DEVELOPMENT, the property is located within striking distance of both Withington and West Didsbury villages. Offered for sale with NO ONWARD CHAIN. 487 Sq.Ft

The accommodation reveals an entrance hall with two large storage cupboards. There is a bright and spacious living/dining room. The room benefits from a Juliet balcony which floods the room with natural light.

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

There is a well-proportioned double bedroom, which has ample space for fitted or free-standing furniture. The property is served by the well-appointed three-piece bathroom.

Externally the property benefits from shared communal gardens, bike store and resident's parking - which can be found to the rear of the property.

*"A Well-Proportioned One Bedroom Apartment"*



487 gross sq ft  
Tax Band: A  
Service Charge: £80pcm  
Ground Rent: £0  
Freehold