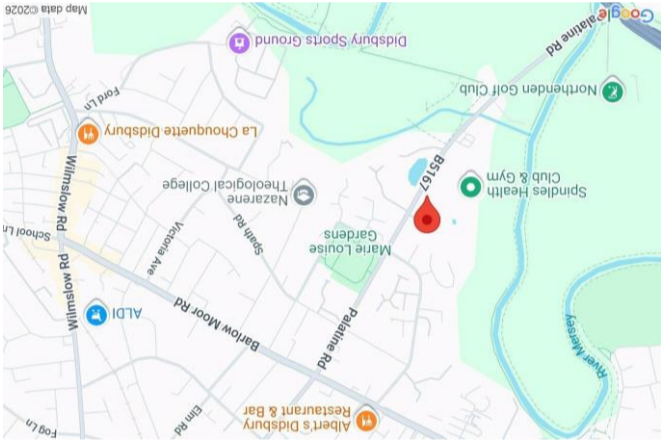


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



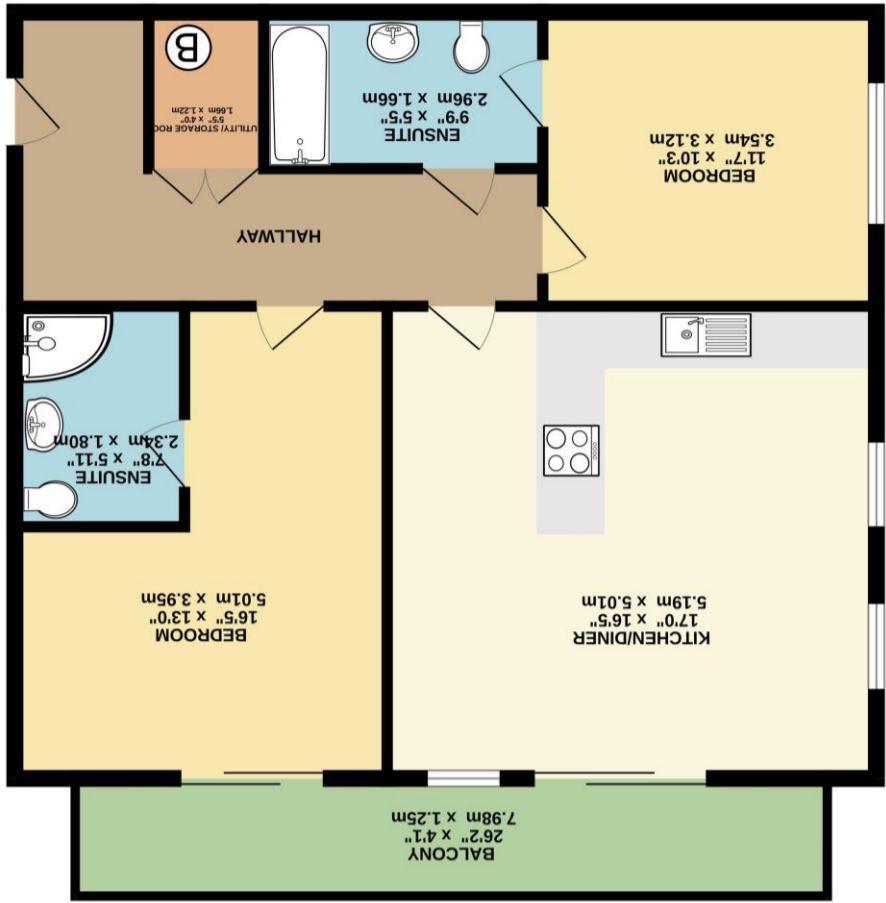
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	64 D
69-80	C		
81-91	B		
92+	A		



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 : 800 sq.ft. (74.3 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any areas are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is made with respect to energy use or green.





## ASKING PRICE £280,000

A **STYLISH** apartment occupying a **GROUND FLOOR** position within this **CONTEMPORARY DEVELOPMENT**, located within **WALKING DISTANCE** of **BOTH DIDSBURY** and **WEST DIDSBURY** villages.

The apartment boasts an open plan living area incorporating a contemporary kitchen, access to a south facing balcony, two double bedrooms and underground secure parking. No chain. 800 Sq Ft.

The bright and spacious apartment reveals a welcoming entrance hallway, leading to the open plan kitchen and living area, with a modern kitchen complimented with sleek units, integrated appliances and a breakfast bar.

The living area has ample space for both living and dining room furniture. There are dual aspect windows and sliding patio doors opening to the southerly facing balcony, which floods the room with natural light.

There are two well-proportioned double bedrooms, the principal bedroom has a contemporary en-suite shower room and access to the southerly facing balcony. The Second double bedroom has access to a 'Jack and Jill' three piece modern bathroom.

The hallway also reveals a utility room, ideal for storage and has plumbing for a washing machine and dryer.

Externally the development is accessed via remote operated double gates which lead to the secure underground parking, there is one allocated parking space.

*"Stylish Two Bedroom  
Apartment Within Walking  
Distance Of Didsbury and  
West Didsbury Villages"*



Leasehold/ 976 years 7 months  
Ground Rent/ £200 pa  
Service Charge / £209.87pcm  
Council Tax Band: C  
Approx. 800 Sq.Ft

