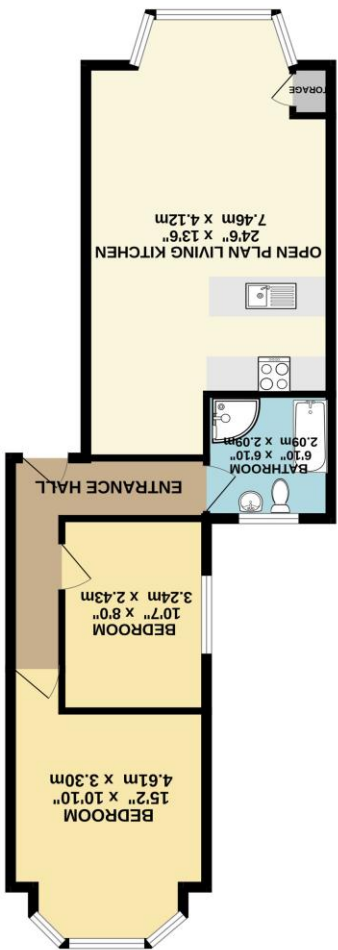
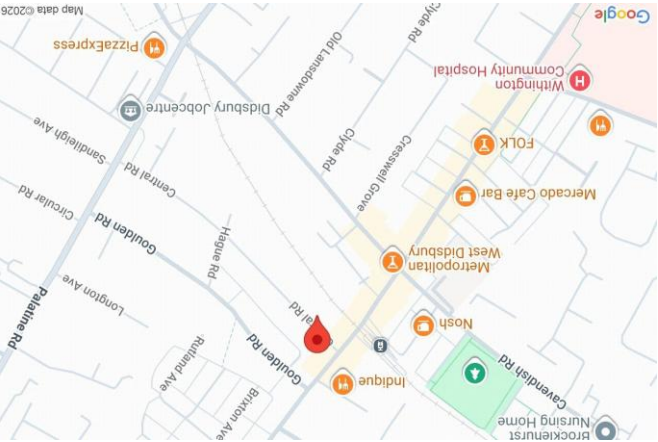


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan 52026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PHILIP JAMES
KENNEDY

FLAT 1, 16 CENTRAL ROAD
WEST DIDSBURY, M20 4ZD



ASKING PRICE £260,000

A WELL-PROPORTIONED TWO BEDROOM APARTMENT offering WELL PRESENTED ACCOMMODATION throughout, occupying a FIRST FLOOR POSITION within this ATTRACTIVE BAY-FRONTED PERIOD CONVERSION. Located within striking distance of both DIDSBURY AND WEST DIDSBURY VILLAGES. Just a short stroll from an array of independent shops, bars and restaurants, as well as the Metrolink just a moment away. Offered for Sale with NO ONWARD CHAIN. Approx. 617 Sq.Ft

The accommodation reveals a welcoming entrance hallway, providing access to all rooms. To the front of the property is a bright and spacious contemporary open plan living area with a large bay window, bathing the room with natural light. Incorporated is a stylish kitchen which is complemented by integrated appliances and breakfast bar.

To the rear of the property is the principal bedroom, with an abundance of space for both fitted and freestanding furniture. The room benefits from a bay window with delightful views over the south westerly facing garden.

There is a further well-proportioned double bedroom, which could also be used as a home office.

The property is served by a four-piece contemporary bathroom.

Externally the property is approached via a paved driveway. A gate to the side of the property provides access to the shared south westerly facing garden, which is mainly laid to lawn and bordered with mature trees for privacy.

Please note - There will be new leases of 125 years created for each flat in the block and a new management company owning the freehold.

Leasehold/ 125 Years Remaining From Completion
Approx. 617 Sq Ft
Council Tax Band: A
Service Charge: £166 pcm
Ground Rent: Peppercorn

"A Two Bedroom First Floor Apartment In Central West Didsbury"

