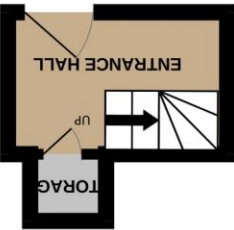
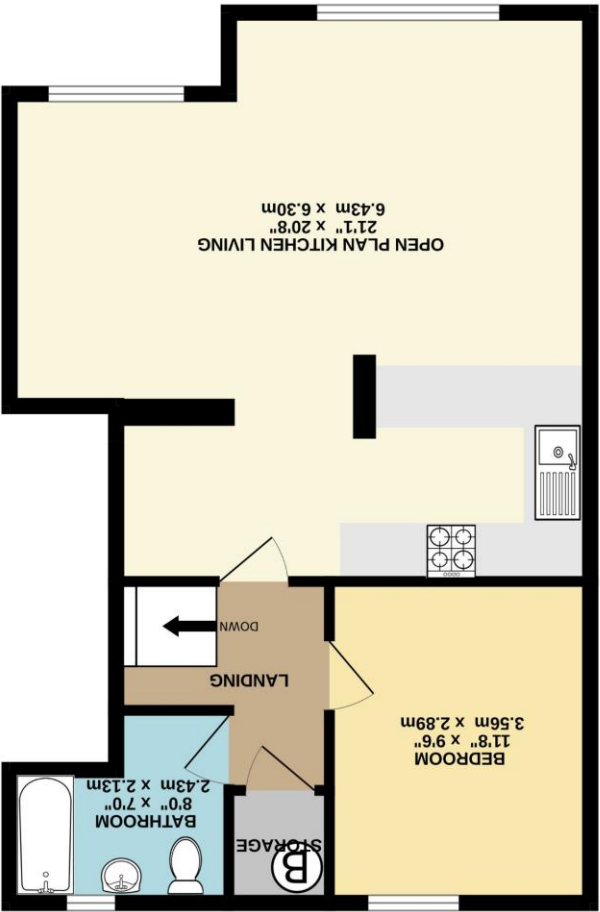
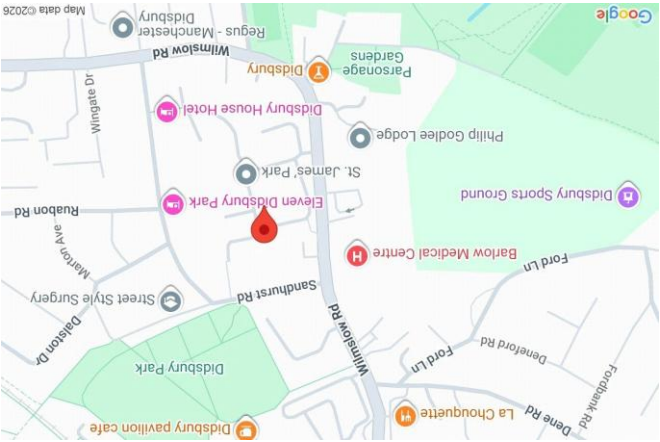


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 649 sq.ft. (60.3 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 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.
Made with Metropix 5/2026



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



PHILIP JAMES
KENNEDY

12 BLOOMESBURY AVENUE
DIDSBURY VILLAGE, M20 2BN



ASKING PRICE £365,000

A WELL-PROPORTIONED ONE BEDROOM APARTMENT occupying the FIRST FLOOR. BOASTING A GENEROUS OPEN PLAN KITCHEN LIVING and PRIVATE ENTRANCE from the ATTRACTIVE ENCLOSED COURTYARD. Set within the prestigious ST JAMES PARK development, which is within a stone's throw of the VILLAGE and DIDSBURY PARK. Approx. 649 Sq Ft.

Accessed via an attractive enclosed courtyard, this beautifully presented property enjoys its own private entrance, with stairs leading to the first floor and a useful storage area.

The first floor features an elegantly proportioned open-plan living and dining space, offering ample room for both seating and dining furniture. Large Georgian-style windows flood the room with natural light - creating a bright and inviting atmosphere. Incorporated into the living room is the modern kitchen, which is fitted with a range of sleek contemporary units, complemented with integrated appliances and white granite surfaces.

The generous double bedroom offers plenty of space for both fitted and freestanding furniture and enjoys delightful views over the beautifully maintained courtyard.

The property is served by a stylish bathroom, consisting of a bath with shower over, toilet and vanity wash basin.

Externally this prestigious development is securely gated with attractive manicured shared gardens and residents' parking.

250 Years From January 2016
Service Charge/ £ 140.70 pcm
Ground Rent/ £250 PA
Approx. 649 Sq Ft
Council Tax Band: D

*"A Beautifully Presented
One Bedroom Apartment
In St James Park"*

