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679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | [didsbury@philipjames.co.uk](mailto:didsbury@philipjames.co.uk)

[www.philipjames.co.uk](http://www.philipjames.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72C       |
| 55-68 | D             |         | 74C       |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

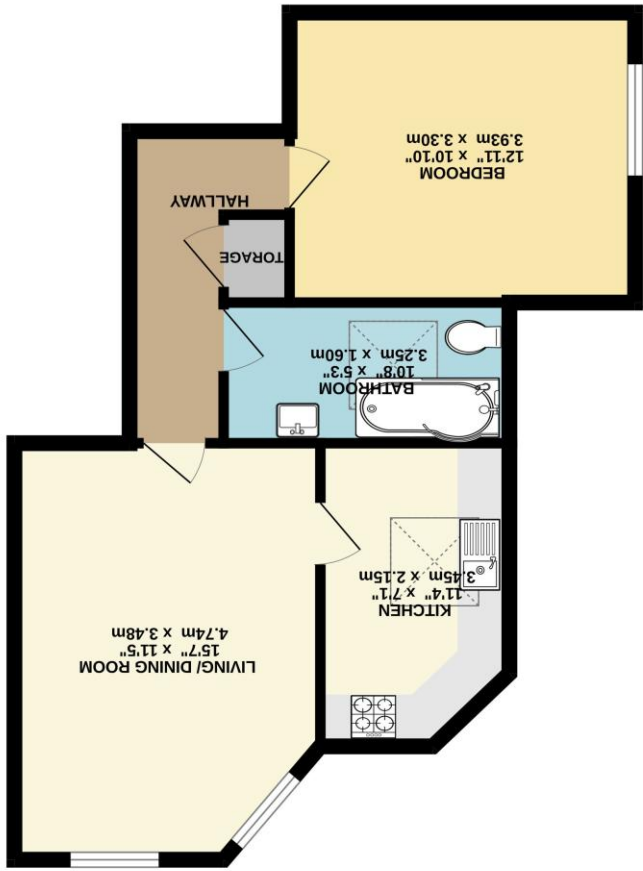


M20 3JA

TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for guidance purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.

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SECOND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



PHILIP JAMES  
KENNEDY

FLAT 9, ALPINE COURT  
8-10 PALATINE ROAD, WEST DIDSBURY, M20 3JA



## ASKING PRICE £195,000

A WELL-PROPORTIONED SECOND FLOOR APARTMENT, which OFFERS an ABUNDANCE OF NATURAL LIGHT. Set within an ATTRACTIVE PERIOD CONVERSION with SECURE GATED ALLOCATED PARKING.

Located within striking distance of WEST DIDSBURY VILLAGE, the property is just a short stroll from an array of independent shops, bars and restaurants. Offered for sale with NO ONWARD CHAIN. Approx. 498 Sq.Ft

The property is accessed via a welcoming entrance hall, providing access to all principal rooms.

To the rear of the property is the generously sized living room, with high ceilings and ample space for lounge and dining furniture. The room is also bathed in natural light.

The separate kitchen is fitted with a range of wall and base units, complemented with integrated appliances. The kitchen also benefits from a skylight.

The property offers a generous double bedroom, which is well-proportioned with ample space for freestanding or fitted furniture.

The apartment is served by a newly fitted modern bathroom.

Externally the development is approached via a paved pathway, and set back from the road. To the rear of the property is a secure gated carpark, the apartment benefits from an allocated parking space.

Leasehold/999 Years From January 1992  
Service Charge/ £149 pcm  
Ground Rent/ £0 pa  
Approx. 498 Sq.Ft  
Council Tax Band: B

*"A Well-Proportioned  
Second Floor Apartment  
In West Didsbury"*

