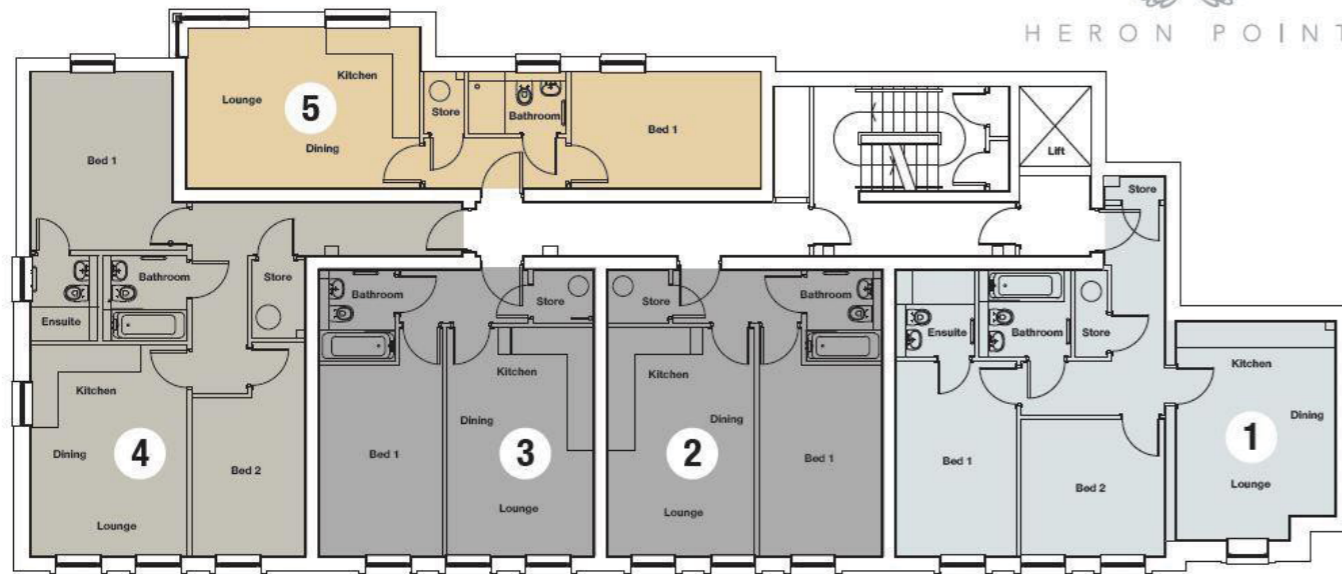


APT 2 HERON POINT
 393 Palatine Road, Northenden
£160,000

FIRST FLOOR
 391 PALATINE ROAD, NORTHENDEN



APARTMENT - 1		APARTMENT - 2 & 3		APARTMENT - 4		APARTMENT - 5	
Kitchen/Dining/Lounge	7.35m x 3.87m 24'1" x 12'8"	Kitchen/Dining/Lounge	7.35m x 3.87m 24'1" x 12'8"	Kitchen/Dining/Lounge	7.35m x 3.87m 24'1" x 12'8"	Kitchen/Dining/Lounge	7.35m x 3.87m 24'1" x 12'8"
Bed 1	5.20m x 2.96m 17'1" x 9'9"	Bed 1	5.20m x 2.96m 17'1" x 9'9"	Bed 1	5.20m x 2.96m 17'1" x 9'9"	Bed 1	5.20m x 2.96m 17'1" x 9'9"
Ensuite (Bed 1)	7.35m x 3.87m 24'1" x 12'8"	Bathroom	2.00m x 1.73m 6'7" x 5'8"	Ensuite (Bed 1)	7.35m x 3.87m 24'1" x 12'8"	Bathroom	2.00m x 1.73m 6'7" x 5'8"
Bed 2	4.11m x 3.20m 13'6" x 10'6"			Bed 2	4.11m x 3.20m 13'6" x 10'6"		
Bathroom	2.00m x 1.73m 6'7" x 5'8"			Bathroom	2.00m x 1.73m 6'7" x 5'8"		

NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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gascoignehalman.co.uk



*** READY FOR IMMEDIATE OCCUPATION ***
 Heron Point is a stunning new development of apartments on Palatine Road, Northenden. This one bedroom first floor apartment is finished to a high specification throughout offering modern open plan living accommodation and is a superb first time buyer/buy to let investment property.

GASCOIGNE HALMAN

- Available for Immediate Occupation
- New Build One Bedroom Apartment
- Open Plan Living Accommodation
- Finished to a High Specification Throughout

- Flooring Included
- 10 Year Warranty
- Help to Buy Available

£160,000

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DESCRIPTION

Developed by Mansion House Group the modern apartment is finished to high specification throughout benefiting from integrated kitchen appliances, Vitra sanitary ware with Hansgrohe fittings to the bathroom, flooring throughout. Apartment 2 which benefits from lift access in brief comprises entrance hall, open plan lounge/dining room/kitchen, bedroom and bathroom with three piece suite.

LOCATION

Northenden has excellent commuter links via the M56 and M60 together with Princess Parkway and A34 providing easy access to the City Centre. Manchester International Airport is a ten minute drive away. Northenden Centre has a good range of small shops- Tesco Express, Coop, Costa, butcher and greengrocer with larger supermarkets ten minutes away. The River Mersey Green Belt is close by incorporating the Trans Pennine Walking Trail. Withington, Didsbury and Northenden Golf Clubs are all a short walk along the banks of the river in both directions.

DIRECTIONS

M22 4FY.

TENURE

Understood to be Leasehold.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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