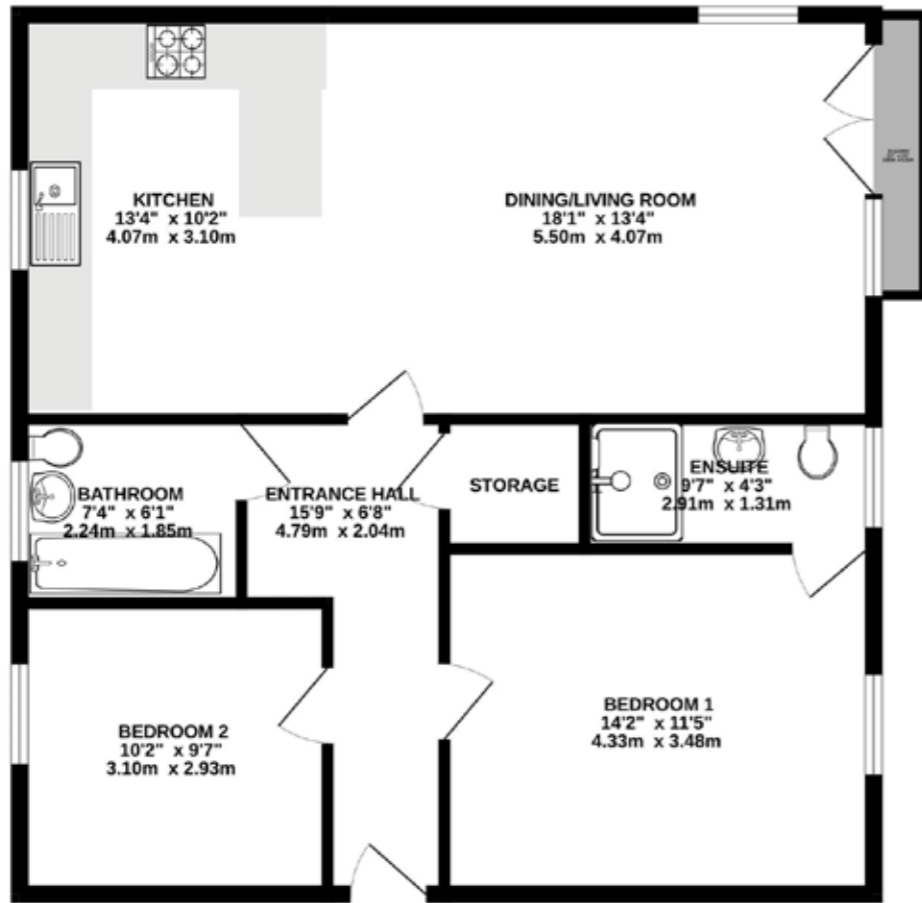
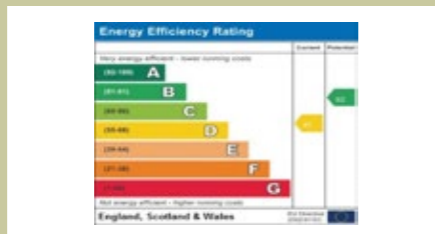


SECOND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriqa 02023



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

APT 53 OAKRIDGE
117 Nell Lane, West Didsbury
£280,000



A modern and spacious second floor apartment situated within a secure gated development just a stones throw away from the bars and restaurants of Burton Road. Contemporary kitchen/living/dining room with access to a Juliet balcony, two bathrooms, en-suite shower room and separate bathroom. Secure allocated parking and comes to the market with no vendor chain.

Didsbury
739, Wilmslow Road, DIDSBURY M20 6RN
0161 445 7474 didsbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Modern And Spacious Second Floor Apartment
- Open Plan Kitchen/Living/Dining Room
- Two Generous Bedrooms, En-Suite And Family Bathroom

- Balcony And Allocated Secure Gated Parking
- Moments From West Didsbury Village And Transport Links
- No Vendor Chain

£280,000

APT 53 OAKRIDGE

117 Nell Lane, West Didsbury,



DESCRIPTION

A well proportioned second floor apartment situated in a secure gated development in West Didsbury only a short stroll to the vibrant Burton Road with it's array of boutiques, bars and restaurants. The property itself offers a healthy 821 Sq ft and comprises at second floor level; welcoming entrance hallway with a useful storage cupboard, two double bedrooms, en-suite shower room, modern stylish bathroom, spacious open plan modern kitchen with living/dining area and patio doors giving access to the Juliet balcony.

Externally there is a secure allocated parking space and comes to the market with no vendor chain. The property enjoys a convenient location close to Local Metrolink and excellent transport links with easy access to Manchester city centre and motorway networks.

LOCATION

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

DIRECTIONS

M20 2DU
TENURE
 Leasehold. 999 year lease with 980 years remaining. Ground Rent £250.00 per annum. Service Charge £251.00pcm.
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
VIEWING
 Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN