



**GASCOIGNE
HALMAN**

QUANTUM HOUSE, KENSAL DRIVE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



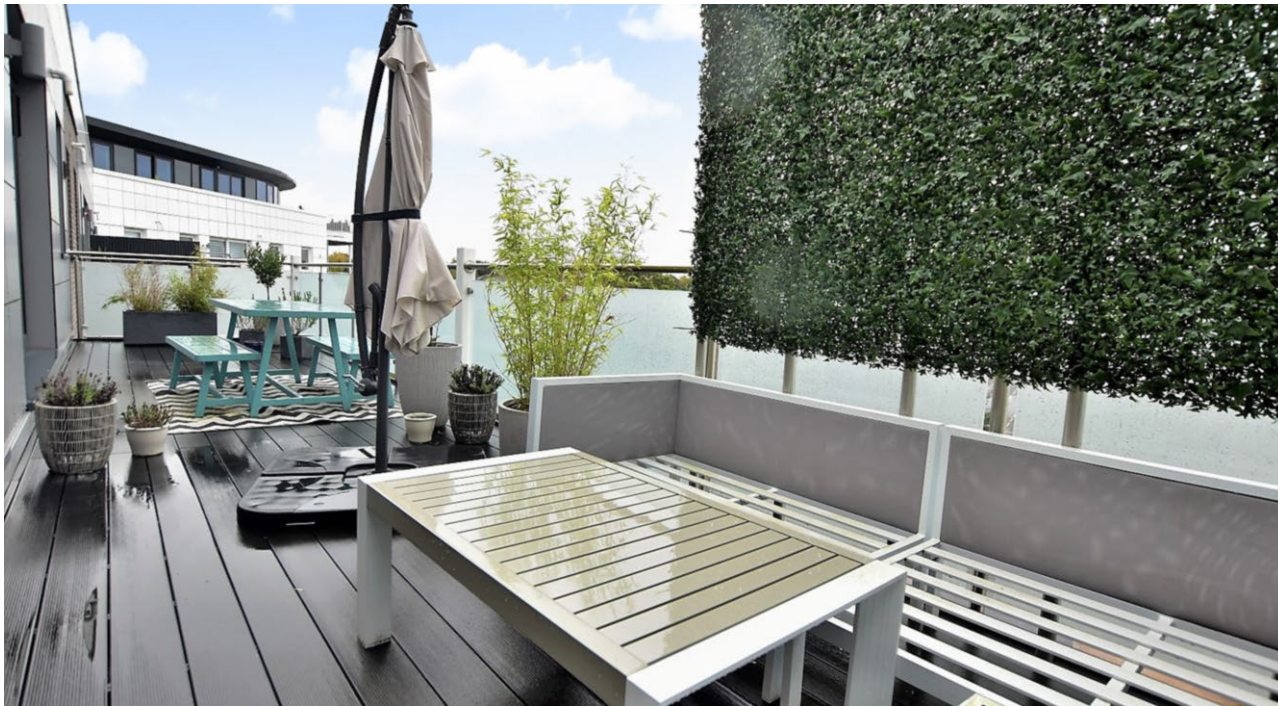
QUANTUM HOUSE, KENSAL DRIVE, WEST DIDSBURY

£650,000

A truly superb, light and airy apartment situated in the highly sought after Green Walk development constructed by the reputable PJ Livesey, boasting stylish and immaculate accommodation throughout. Three spacious double bedrooms, two modern bathrooms, impressive living/dining room with dual aspect windows, modern fitted kitchen with integrated Neff appliances and separate utility room. Magnificent 36ft South facing terrace perfect for al fresco dining and two secure underground parking spaces. Ideal location close to Burton Road with easy access to Manchester city centre.



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 Lapwing Lane and Burton Road will provide easier access into Manchester City Centre and the Media City.



We are pleased to introduce this executive apartment situated in the highly sought after Green Walk development by PJ Livesey only moments from West Didsbury's famous Burton Road with it's array of boutiques, bars and restaurants.

The apartment itself offers spacious accommodation throughout complemented by an impressive large South facing terrace. Internally the property comprises; welcoming entrance hallway with two useful storage cupboards, contemporary bathroom and en-suite shower room with Porcelenosa tiles, three double bedrooms with the master befitting from fitted wardrobes. Bedroom three offers a light and airy floor to ceiling window and sliding door leading out on to the terrace. A generous dual aspect living/dining room with sliding doors to the terrace, a modern fitted kitchen with integrated Neff appliances, granite worktops and a separate utility room.

Externally the property benefits from a truly superb 36ft South facing terrace perfect for al fresco dining which enjoys a high degree of privacy and delightful views. The apartment comes with two allocated secure parking spaces, secure telephone entry and immaculate communal areas and reception hall.

Green walk is ideally situated close to West Didsbury village and easy access to all major transport links.

DIRECTIONS

M20 2NE

LIVING ROOM

5.61m(18'5") x 5.36m(17'7")

DINING ROOM

4.17m(13'8") x 2.44m(8'0")

KITCHEN

12'8 (3.86m) x 14'1 (4.29m)

BEDROOM 1

23'2 (7.06m) x 12'7 (3.84m)

BEDROOM 2

17'7 (5.36m) x 10'7 (3.23m)

BEDROOM 3

17'7 (5.36m) x 9'7 (2.92m)

BATHROOM

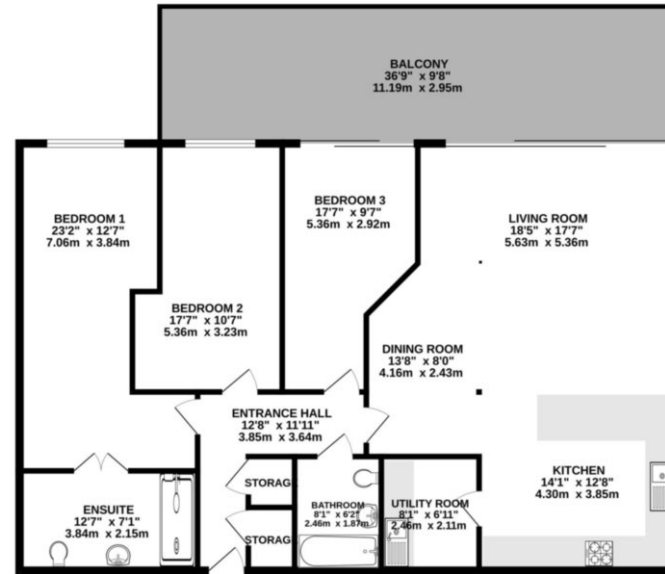
8'1 (2.46m) x 6'2 (1.88m)

TENURE

Leasehold

250 years with 245 years remaining. Ground Rent £125.00 every 6 months. Service Charge £217.66pcm.

THIRD FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Blueprints (2023)

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