



**GASCOIGNE
HALMAN**

APARTMENT 7, 22 LARKE RISE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



APARTMENT 7, 22 LARKE RISE, DIDSBURY

£240,000

A spacious and well presented second floor apartment situated in the popular Larke Rise development, only moments from superb transport links and within walking distance to both Didsbury Village and the fashionable Burton Road with its array of Bars and Restaurants. Excellent sized double bedroom, contemporary three piece bathroom suite, modern fitted open plan dining kitchen and good sized living room. Allocated parking and well kept communal gardens. Offered to the market with No Vendor Chain.



There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.



We are pleased to introduce this delightful second floor apartment situated in the popular Larke Rise development, only moments from superb transport links and within walking distance to both Didsbury Village and the fashionable Burton Road with its array of Bars and Restaurants.

Internally the property comprises:- entrance hallway with useful storage cupboard, well presented and good sized living room with tree lined views, modern fitted dining kitchen with integrated appliances. Jack and Jill style three piece bathroom suite serves the double bedroom benefiting from fitted wardrobes.

Externally there is well kept communal grounds and gardens and allocated parking. Offered to the market with No Vendor Chain.

DIRECTIONS

M20 2UL

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

SECOND FLOOR

LIVING ROOM

16'3 (4.95m) x 15'6 (4.72m)

DINING KITCHEN

2'8 (.81m) x 14'7 (4.45m)

BEDROOM 1

11'7 (3.53m) x 14'7 (4.45m)

BATHROOM

6'9 (2.06m) x 11'5 (3.48m)

LOCAL AUTHORITY

Manchester City Council

TENURE

Leasehold

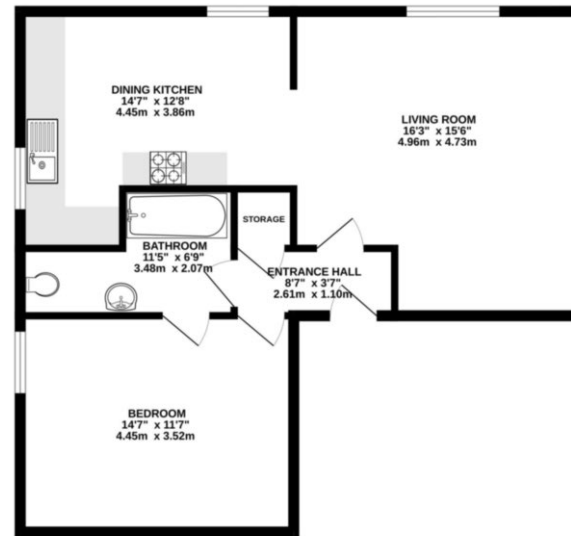
999 year lease with 981 years remaining.

Service charge £390.80 per quarter.

Ground Rent £150.00 per annum.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

SECOND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.
Measurements are approximate. Not to scale. Standard program only.
Made with Metreage (2022)

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