



**GASCOIGNE
HALMAN**

GEORGIA AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



GEORGIA AVENUE, WEST DIDSBURY

£290,000

A unique and very well presented duplex apartment located on the ground and first floor. Boasting spacious accommodation throughout and situated in the ever popular Didsbury point development and only a short stroll to Burton Road with its array of bars, boutiques, restaurants and excellent transport links. Measuring an impressive 1098 sq ft over two floors and offers allocated parking and use of a communal patio area.

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 Station on Burton Road will provide easier access into Manchester City Centre and the Media City.





Internally the property comprises of a spacious and immaculately presented modern open plan living/dining kitchen with attractive french doors overlooking the rear patio, the modern fitted kitchen benefits from integrated appliances while useful storage cupboard and a W/C completes the ground floor.

To the first floor there are two good sized double bedrooms both with fitted wardrobes and the master benefiting from a contemporary fitted shower room and further useful storage cupboard, a generous bathroom serves the other bedroom.

Externally there are well kept communal gardens to the rear, allocated parking and use of a patio area outside the living room.

DIRECTIONS

M20 1LY

ENTRANCE HALLWAY

13'5 (4.09m) x 6'6 (1.98m)

KITCHEN

16'4 (4.98m) x 9'5 (2.87m)

LIVING ROOM

14'9 (4.5m) into bay x 11'9 (3.58m)

DINING ROOM

13'3 (4.04m) x 11'9 (3.58m)

BEDROOM 1

14'8 (4.47m) into bay x 10'9 (3.28m)

BEDROOM 2

13'0 (3.96m) x 10'9 (3.28m)

EN-SUITE

8'7 (2.62m) x 8' (2.44m)

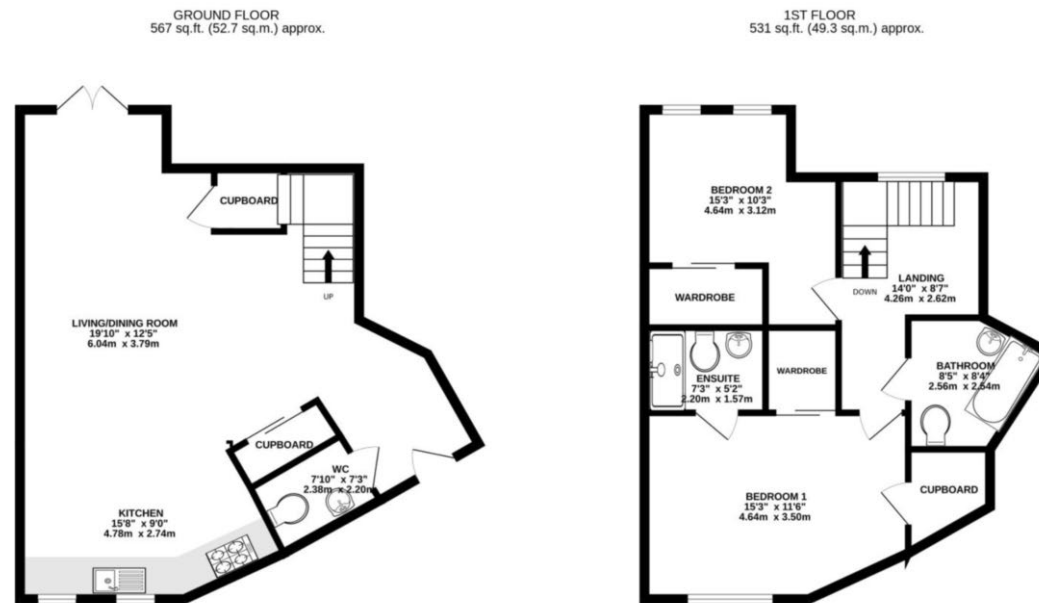
TENURE

Leasehold

250 Year lease with 238 years remaining.

Ground Rent £150 per annum.

Service Charge £3000 per annum.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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