



**GASCOIGNE
HALMAN**

BEECH HOUSE, THE BEECHES, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



BEECH HOUSE, THE BEECHES, WEST DIDSBURY

£185,000.00

A well presented and appointed one bedroom top floor apartment located in the quiet and popular Beech House, within walking distance to Burton Road with its array of Bars, Boutiques, Restaurants and excellent transport links. Boasting a recently re-fitted contemporary shower room, spacious double bedroom, modern fitted kitchen with open plan living/dining room and ample storage. Resident parking and well kept communal gardens.



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: entrance hallway with useful storage cupboard, a light and airy, spacious double bedroom, a recently refitted contemporary three piece shower room, a modern fitted kitchen with induction hob and a superb open plan living/dining room.

Externally the property offers resident parking to the front with stunning and well kept communal gardens to the side and the rear. The property comes with an individual drying room detached from the main apartment, an individual locked storage room in the basement and locked communal bike storage space.

Located in the popular Beech House and within walking distance to Burton Road with its array of Bars, Boutiques, Restaurants and excellent transport links.

DIRECTIONS

M20 2AH

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

THIRD FLOOR

ENTRANCE HALLWAY

1.93m(6'4") x 1.50m(4'11")

LIVING/DINING ROOM

6.86m(22'6") x 4.52m(14'10")

KITCHEN

3.53m(11'7") x 1.93m(6'4")

BEDROOM 1

4.52m(14'10") x 2.64m(8'8")

SHOWER ROOM

3.00m(9'10") x 1.96m(6'5")

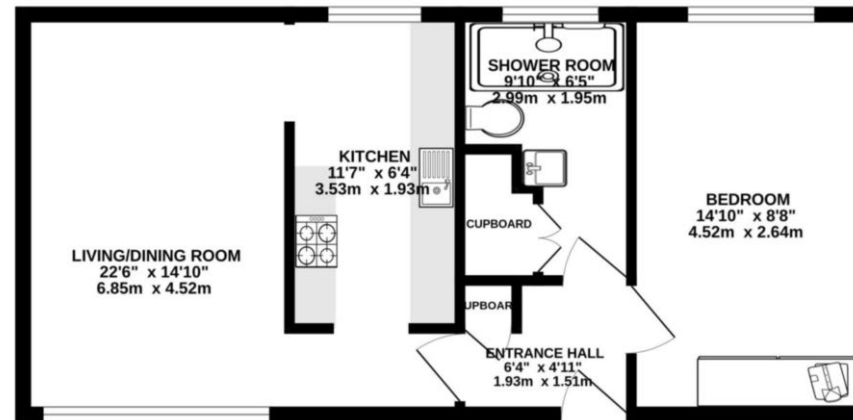
TENURE

Leasehold.

999 year lease with 959 years remaining.

Service Charge £110.00pcm (ground rent included).

THIRD FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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