



**GASCOIGNE
HALMAN**

APPLEBY LODGE, WILMSLOW ROAD, FALLOWFIELD

THE AREAS LEADING ESTATE AGENT



APPLEBY LODGE, WILMSLOW ROAD, FALLOWFIELD

£250,000.00

A beautifully presented 1930's Art Deco apartment forming part of the forever popular Appleby Lodge Grade II listed development which is famous for its stunning communal gardens and stylish interior design. The apartment itself offers an impressive 859 Sq Ft on the ground floor with two double bedrooms, the main bedroom being particularly impressive with leafy views, a large kitchen, superb living and a refitted stylish bathroom. Offered to the market with No Vendor Chain.



Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.



We are delighted to introduce this superb ground floor apartment situated in the sought after Grade II listed Appleby Lodge development. The development is famous for its Streamline Moderne Art Deco design which was created by Guntor and Guntor in association with the reputable architect Peter Cummings who is best known for his design of the Manchester Apollo theatre and Cornerhouse on Oxford road.

Internally the property offers a healthy 859 Sq Ft and enjoys attractive timber floors and double glazed windows throughout. It is comprised of a welcoming entrance hallway with useful storage cupboard, good-sized modern fitted kitchen, a stunning living room with views over the communal garden, large fitted stylish bathroom with separate free standing bath and shower and two large double bedrooms completes the internal accommodation. The apartment benefits from serviced rubbish pick up and an on-site caretaker.

Externally the development boasts stunning communal gardens with resident BBQ and seating area, herb garden, beautiful planting and a leafy surround, as well as ample resident and visitor parking and well-maintained communal areas.

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DIRECTIONS

M14 6HQ

GROUND FLOOR

ENTRANCE HALLWAY

17'11 (5.46m) x 11'11 (3.63m)

LIVING ROOM

11'5 (3.48m) x 17'10 (5.44m)

KITCHEN

6'10 (2.08m) x 15'9 (4.8m)

BEDROOM 1

11'10 (3.61m) x 17'11 (5.46m)

BEDROOM 2

10'10 (3.3m) x 14'6 (4.42m)

BATHROOM

9'7 (2.92m) x 8'1 (2.46m)

TENURE

Leasehold.

175 year lease with 162 years remaining.

Service Charge £3626.88 per annum.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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