



**GASCOIGNE  
HALMAN**

WILMSLOW ROAD, DIDSBURY

THE AREAS LEADING ESTATE AGENT

| £185,000.00

A well presented and spacious one bedroom apartment set on the second floor of this popular purpose built development in the Centre of Didsbury Village with its array of independent shops, bars and restaurants. Ideal for the first time buyer this property boasts beautifully presented accommodation, resident off-road parking, living/dining room, modern fitted kitchen and bathroom. On the doorstep for all major transport links. Offered to the market with No Vendor Chain.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parris Wood High School.

The well presented accommodation offers a welcoming entrance hallway which leads to a spacious open plan living and dining room with floor to ceiling windows and a modern light and airy fitted kitchen.

The property further benefits from a double bedroom and a contemporary bathroom suite.

Externally the property comes with resident parking.

Perfect for the first time buyer or investor and is offered to the market with No Vendor Chain.

#### DIRECTIONS

M20 2DW

#### IN FURTHER DETAILS THE ACCOMMODATION COMPRISES

#### SECOND FLOOR

##### ENTRANCE HALLWAY

13'7 (4.14m) x 37'4 (11.38m)

##### LIVING/DINING ROOM

16'8 (5.08m) x 12'8 (3.86m)

##### KITCHEN

9'10 (3m) x 6'5 (1.96m)

##### BEDROOM 1

9'3 (2.82m) x 11'7 (3.53m)

##### BATHROOM

6'5 (1.96m) x 11'7 (3.53m)

##### TENURE

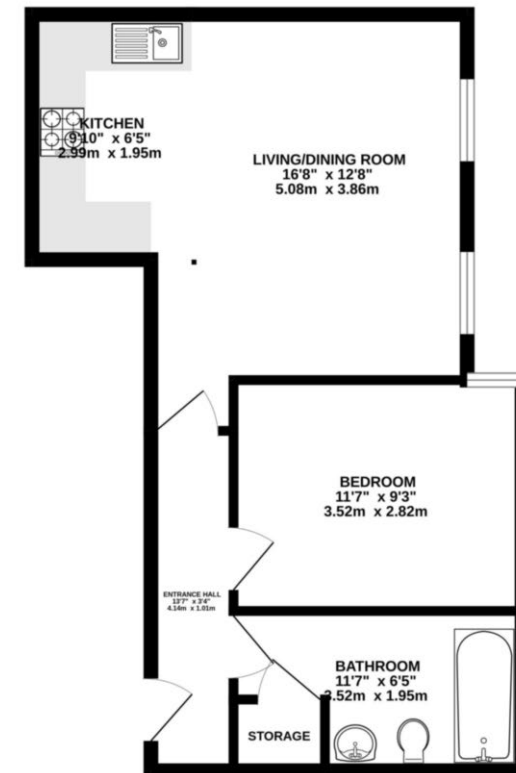
Leasehold.

999 year lease with 978 years remaining.

Service Charge £87.50pcm.

Ground Rent £100.00 per annum.

SECOND FLOOR  
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### DIDSBURY OFFICE

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