



**GASCOIGNE  
HALMAN**

OLD LANSDOWNE ROAD, WEST DIDSBURY

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THE AREAS LEADING ESTATE AGENT



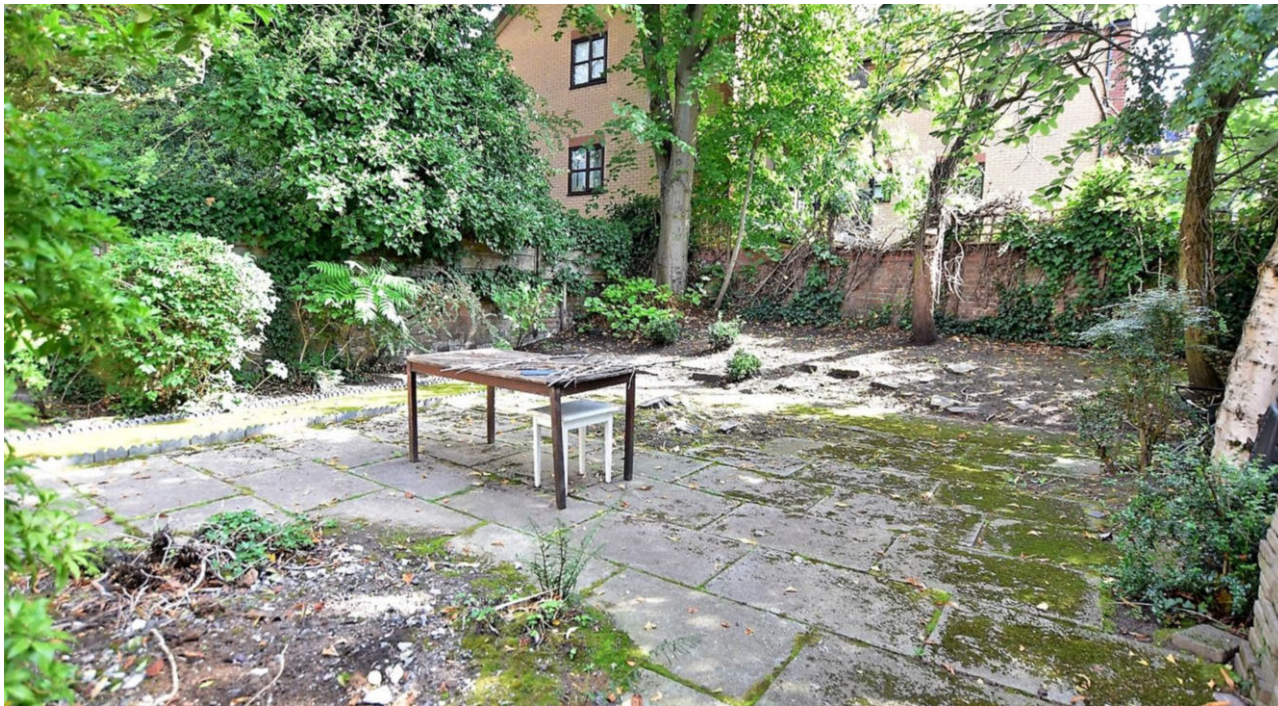
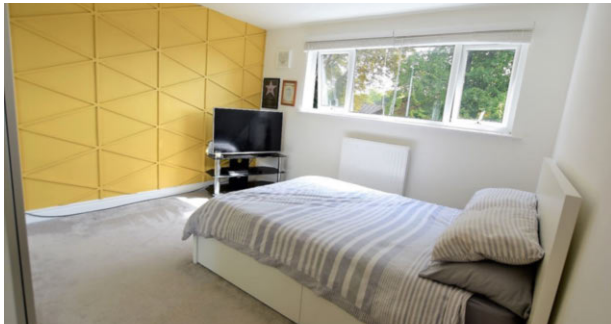
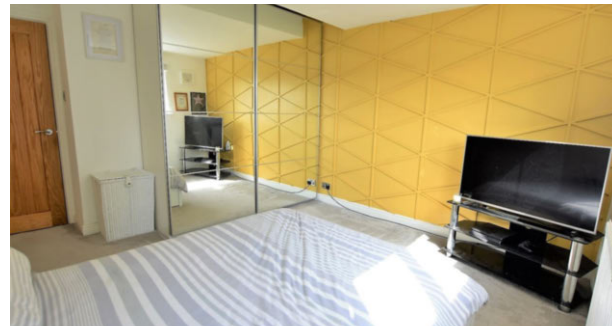
## OLD LANSDOWNE ROAD, WEST DIDSBURY

**£185,000.00**

A stunning and immaculately presented one bedroom top floor apartment situated in a popular period conversion in a sought after location. Only moments from Burton road and excellent transport links, this property needs to be viewed to appreciate the accommodation on offer. Excellent size double bedroom, open plan living/dining room with views overlooking The Albert tennis club. Modern fitted kitchen and contemporary three piece fitted bathroom suite. Well kept communal grounds and offered to the market with No Vendor Chain.



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 Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



We are pleased to introduce this stunning and well presented one bedroom top floor apartment in the heart of West Didsbury, offering spacious and well kept accommodation throughout, this property is ideal for first time buyers and investors alike.

Internally the property offers an entrance hallway, modern fitted kitchen units, contemporary three piece bathroom suite, large open plan living/dining room benefiting from views overlooking the Albert Tennis Club and a delightful bedroom completes the accommodation.

Externally the property is situated in an attractive period conversion with well kept communal grounds to the rear, access to the building is via a secure entry. Offered to the market with No Vendor Chain.

#### **DIRECTIONS**

M20 2PB

#### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

##### **TOP FLOOR**

##### **ENTRANCE HALLWAY**

8'8 (2.64m) x 3'11 (1.19m)

##### **LIVING/DINING ROOM**

12'6 (3.81m) x 11'5 (3.48m)

##### **KITCHEN**

9'0 (2.74m) x 7'5 (2.26m)

##### **BEDROOM 1**

13'9 (4.19m) x 11'5 (3.48m)

##### **BATHROOM**

8'7 (2.62m) x 7'5 (2.26m)

##### **LEASEHOLD**

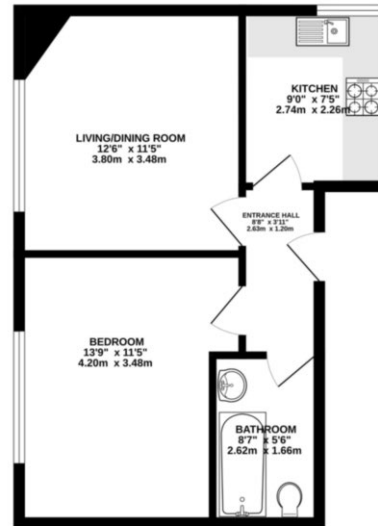
250 year lease with 246 years remaining.

Service Charge £116.00pcm.

Ground Rent £250.00 per annum.

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SECOND FLOOR  
430 sq. ft. (39.9 sq. m.) approx.



TOTAL FLOOR AREA: 430 sq. ft. (39.9 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Blueprints 10/22

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