



**GASCOIGNE
HALMAN**

CLAREMONT GROVE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



CLAREMONT GROVE, DIDSBURY

£245,000.00

A stunning and immaculately presented two double bedroom lower ground floor apartment located in an attractive period conversion and situated only moments from Didsbury Village with its array of shops, bars, restaurants and excellent transport links. Having recently undergone refurbishment throughout, the property is ideal for a wide range of buyers. Allocated off road parking to the front and its very own private entrance, two large bay fronted bedrooms, a contemporary fitted shower room and separate en-suite bathroom, light and airy living/dining room and modern fitted kitchen with integrated Neff and Bosch appliances. Boasting a sun terrace and landscaped communal gardens.

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. Didsbury Village tram stop is easy accessible via an approx 9 minute walk. 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.



Internally the property comprises of; a private entrance leading to a welcoming entrance hallway with a useful storage and utility cupboard plumbed for a washing machine. Two stunning double bay fronted bedrooms with the primary bedroom benefiting from fitted wardrobes and bedroom two benefiting from an en-suite three piece bathroom suite. A contemporary fitted shower room serves the principle bedroom. A light and airy living/dining room with fitted cupboards and French doors overlooking the sun terrace and communal gardens. Steps from the living room lead to a separate modern refitted kitchen, complete with integrated Neff and Bosch appliances and an induction hob.

Externally to the front the property comes with allocated off road parking, to the rear there are landscaped gardens and access to a tranquil sun terrace.

Located only moments from Didsbury Village with its array of excellent transport links, shops, bars and restaurants.

DIRECTIONS

M20 2QL

LIVING/DINING ROOM

13'4 (4.06m) x 16'9 (5.11m)

SUN TERRACE

33'4 (10.16m) x 11'3 (3.43m)

KITCHEN

6'6 (1.98m) x 9'11 (3.02m)

BEDROOM 1

14'1 (4.29m) x 13'6 (4.11m) into bay

SHOWER ROOM

8'10 (2.69m) x 6'4 (1.93m)

BEDROOM 2

13'6 (4.11m) x 11'2 (3.4m) into bay

BATHROOM

5'8 (1.73m) x 8'6 (2.59m)

TENURE

Leasehold

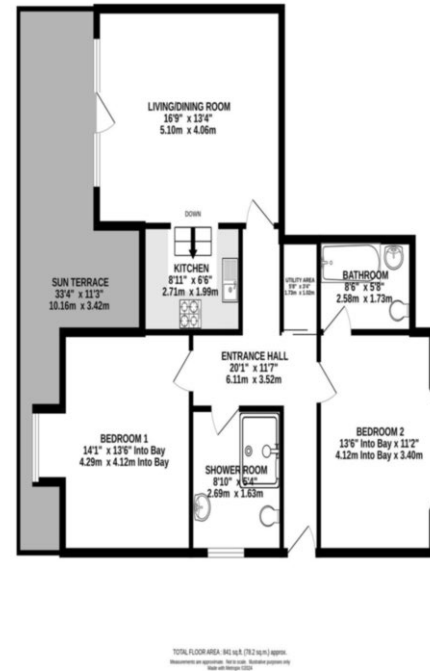
999 year lease with 995 years remaining.

Service Charge £904.68 per annum.

Ground Rent - Peppercorn.



LOWER GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20 6RN

**GASCOIGNE
HALMAN**