



**GASCOIGNE
HALMAN**

MANLEY ROAD, WHALLEY RANGE

THE AREAS LEADING ESTATE AGENT

| £185,000.00

A well presented spacious second floor two bedroom apartment set within a popular and well-regarded development offering well-proportioned accommodation. Light and airy throughout with two good size double bedrooms, modern open plan generous living/dining room, modern fitted kitchen and contemporary bathroom suite. Secure entry and gated allocated resident parking to the rear of the building. Offered to the market with No Vendor Chain.

Internally the property comprises; welcoming entrance hallway with useful storage cupboard, a superb light and airy open plan living/dining room, separate modern fitted kitchen, two good sized double bedrooms and a contemporary three piece bathroom suite serves both bedrooms.

The property is conveniently located close to local amenities and excellent transport links, with well kept gardens to both the front and the side and gated allocated parking to the rear of the development. Offered to the market with No Vendor Chain.

DIRECTIONS

M16 8RX

DIDSBURY OFFICE

0161 445 7474

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

LOCATION

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes to the vibrant city centre. The recently extended Metrolink tramline is proving to be very popular.

TENURE

Leasehold.

999 year lease with 976 years remaining.

Ground Rent £82.00 per annum.

Service Charge £296.99 per quarter.

SECOND FLOOR

LIVING/DINING ROOM

11'11 (3.63m) x 14'9 (4.5m)

KITCHEN

9'7 (2.92m) x 7'3 (2.21m)

BEDROOM 1

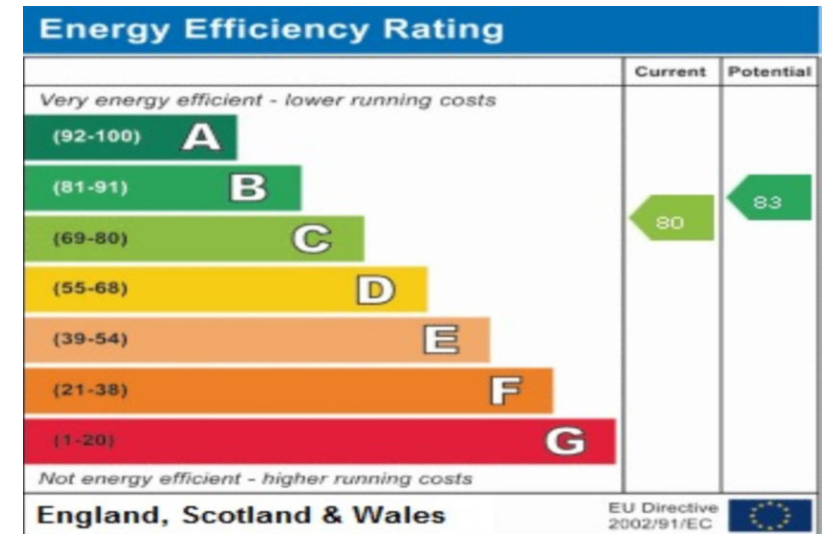
10'5 (3.18m) x 11'2 (3.4m)

BEDROOM 2

10'11 (3.33m) x 9'5 (2.87m)

SHOWER ROOM

6'5 (1.96m) x 7'3 (2.21m)



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