



GASCOIGNE HALMAN

LAPWING LANE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



LAPWING LANE, WEST DIDSBURY

£340,000.00

A stunning and well presented second floor apartment which forms part of an attractive period conversion. Boasting superb accommodation and measuring an impressive 883 SQ FT. Located only moments from Burton Road with its array of bars, restaurants and excellent transport links. Rear resident parking and well kept private and gated communal gardens. Two stunning double bedrooms, modern fitted kitchen, spacious open plan Living/Dining Room, Stylish four piece bathroom suite and a balcony.



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 Stations on Lapwing Lane and Burton Road will provide easier access into Manchester City Centre and the Media City.



Internally the property is located on the second floor of a period conversion and comprises of a welcoming entrance hallway with useful utility cupboard. Two generous light and airy double bedrooms, a stylish four piece contemporary bathroom suite with underfloor heating. A modern fitted kitchen with integrated appliances which opens out to a stunning open plan living/dining room with exposed brick fireplace and access to a balcony. The flat has full access to the loft which is exclusive to this apartment only and is accessed via a drop down ladder perfect for storage.

Externally the property boasts gated and well kept communal gardens and resident parking to the rear of the property.

Located only moments from Burton Road with its array of excellent transport links, bars and restaurants.

DIRECTIONS

M20 2WS

KITCHEN

16'9 (5.11m) x 9'1 (2.77m)

LIVING ROOM

13'8 (4.17m) x 11'6 (3.51m)

DINING ROOM

8'10 (2.69m) x 11'6 (3.51m)

BALCONY

3'8 (1.12m) x 12'7 (3.84m)

BEDROOM 1

16'7 (5.05m) x 10'3 (3.12m)

BEDROOM 2

10'10 (3.3m) x 14'5 (4.39m)

BATHROOM

10'2 (3.1m) x 9'3 (2.82m)

TENURE

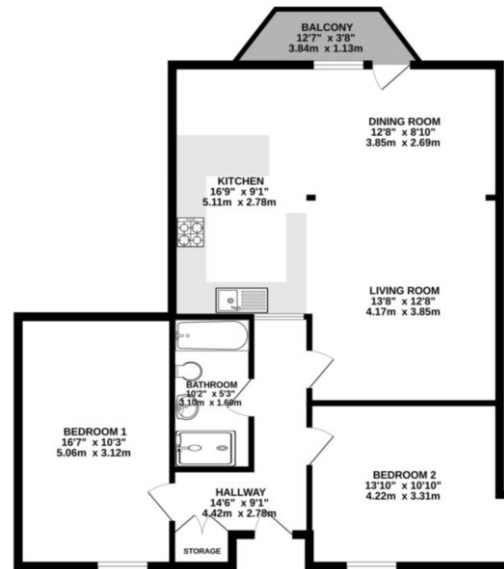
Leasehold.

999 year lease with 973 years remaining.

Service Charge £2,040 per annum.

Ground Rent £12.50 per annum.

SECOND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Homage 12/24

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