



**GASCOIGNE
HALMAN**

ANDREW COURT, ALDBOROUGH CLOSE

THE AREAS LEADING ESTATE AGENT



ANDREW COURT, ALDBOROUGH CLOSE

£180,000.00

A spacious and well presented one bedroom apartment which is located on the second floor of a purpose built block of apartments. Offering light and airy accommodation throughout and benefiting from immaculate decor and modern fittings. Good sized double bedroom, large open plan living/dining room which leads to a modern fitted kitchen. Three piece contemporary bathroom suite and a garage. Located only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links.



Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. West Didsbury and Burton Road Metro Stations are within a 10 minute walk of the property along with Mauldeth Road railway station being a 30 minute walk away and provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



Internally the property comprises of, a welcoming entrance hallway with plenty of storage space, a large double bedroom which benefits from built in wardrobes, a three piece contemporary bathroom suite with a useful storage cupboard. A generous light and airy living/dining room which leads to a modern fitted kitchen with completes the internal accommodation.

Externally the property is secluded in a private location but is only situated a short stroll away from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. The property also offers a garage.

DIRECTIONS

M20 3DL

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

12'3 (3.73m) x 10' (3.05m)

LIVING/DINING ROOM

14'10 (4.52m) x 12'1 (3.68m)

KITCHEN

9'1 (2.77m) x 7'5 (2.26m)

BEDROOM

11'8 (3.56m) x 10' (3.05m)

BATHROOM

9'1 (2.77m) x 6'10 (2.08m)

TENURE

Leasehold

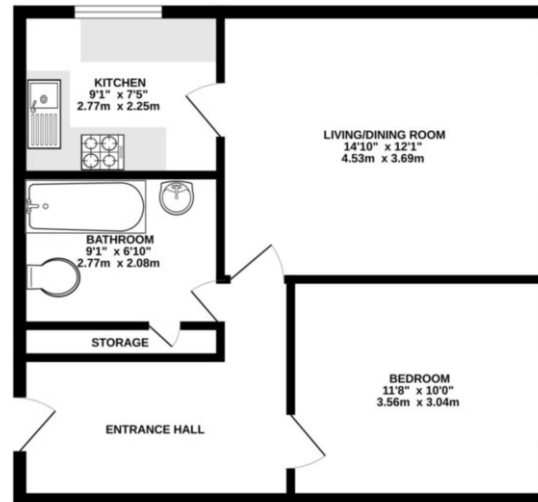
999 year lease with 956 years remaining,

Ground Rent- £50 per annum,

Service Charge- £270 per quarter.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		

SECOND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.
Measurements are approximate. Not to scale. Standard practice only.
Made with Metagen 12/20

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