



**GASCOIGNE  
HALMAN**

The Boulevard, West Didsbury  
**£140,000.00**

THE AREA'S LEADING ESTATE AGENCY





\*\*\*ATTENTION INVESTORS, TO BE SOLD WITH TENANT IN SITUE\*\*\* A well-presented and spacious third floor apartment situated in a highly sought after modern purpose built development. Situated only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. Currently achieving a yield of 7.86%. Gated parking, secure telephone entry and lift access to every floor.

## Property details

- Investors Only, To Be Sold With Tenant in Situe
- Achieving a Yield of 7.6%
- Well Presented Third Floor Apartment in a Modern Development
- Good Sized Double Bedroom and Three-Piece Shower Room
- Modern Open Plan Living/Dining Kitchen
- Located Only Moments from Burton Road with its Array of Bars, Restaurants and Excellent Transport Links





## About this property

Internally the property is located on the third floor with lift access, n entrance hallway with useful storage cupboard, spacious modern open plan living/dining kitchen with integrated appliances and a Juliet balcony. A spacious light and airy double bedroom benefiting from built in wardrobes and a generous three piece shower room completes the internal accommodation.

Externally the property offers secure gated resident parking, an entry telephone system and lift access to all floors. 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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.





## DIRECTIONS

M20 2EA

## COUNCIL TAX BAND

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## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

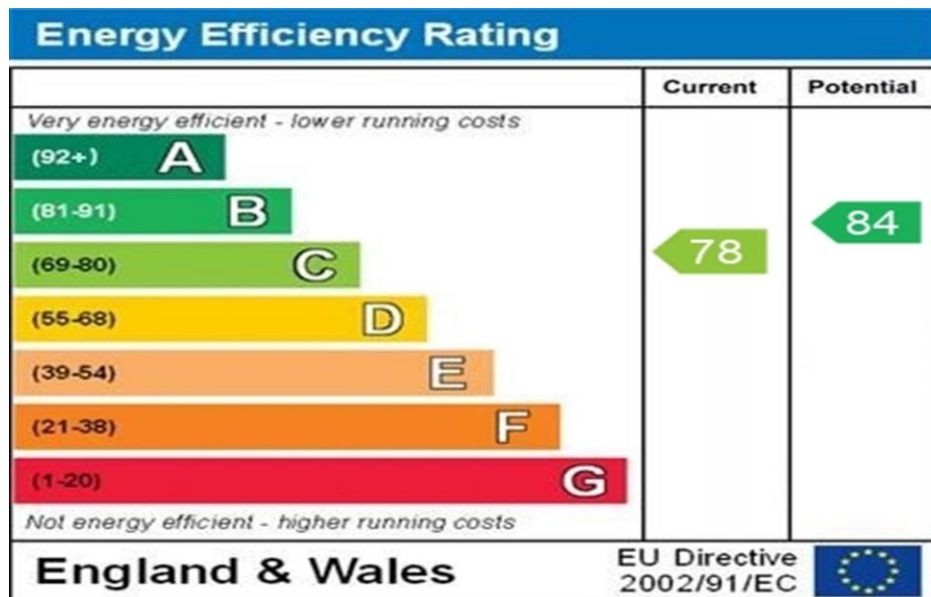
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to cabinet

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

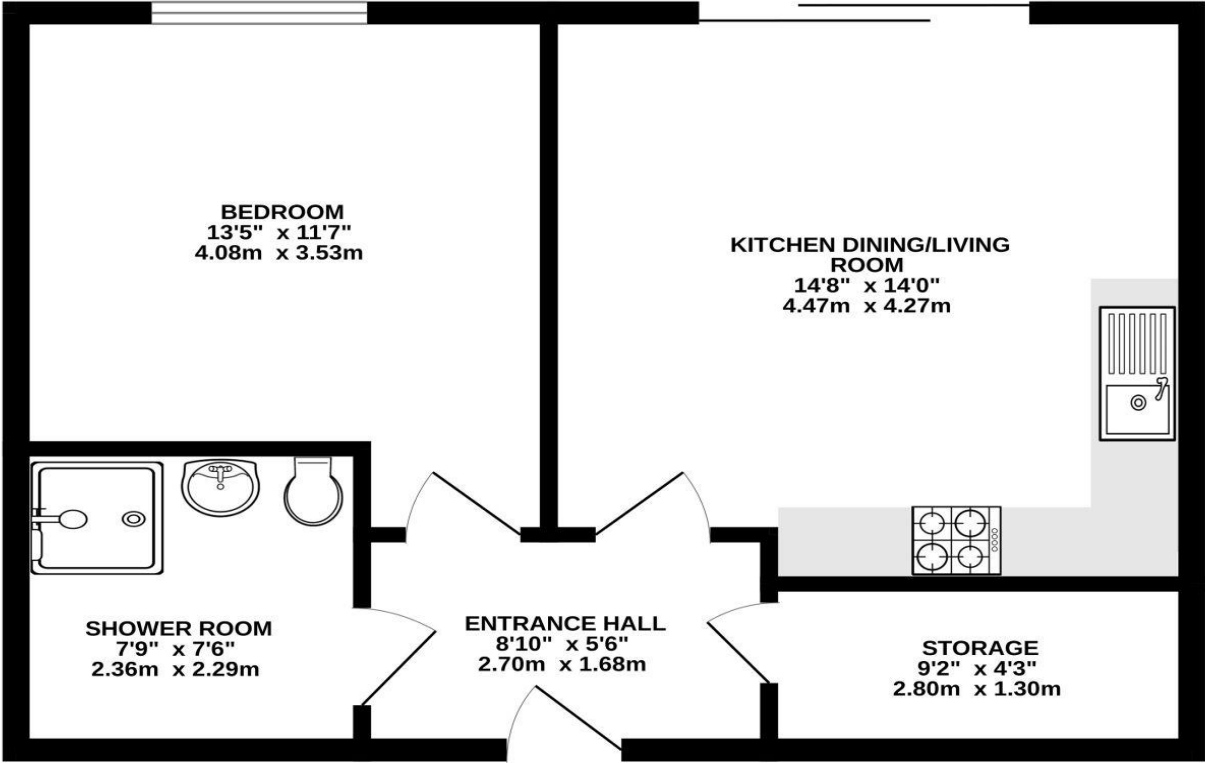
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

**THIRD FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.





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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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