



**GASCOIGNE
HALMAN**

LANSDOWNE HOUSE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



LANSDOWNE HOUSE, DIDSBURY

£280,000.00

A stylish and contemporary third floor apartment boasting immaculate decor and located in the heart of Didsbury Village and within easy reach of local amenities and excellent transport links. Offering a tree lined and picturesque views from both the bedroom and living room windows. Gated resident parking and offered to the market with No vendor Chain.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.





Lansdowne House occupies an enviable position on Wilmslow Road in the heart of Didsbury Village and has always proved popular due to its excellent location.

Internally the property comprises of an entrance hallway, two spacious bedrooms with the principle bedroom benefiting from a built in storage cupboard, a three piece light and airy shower room serves both bedrooms. A stunning and generous living/dining room with a original fireplace, original wooden floorboards and picturesque views over Didsbury. A modern fitted kitchen with integrated appliances with oak bespoke handmade floor to ceiling cupboards completes the accommodation.

Externally the property offers a Westerly facing balcony, gated resident parking and well kept communal grounds. Offered to the market with No Vendor Chain.

DIRECTIONS

M20 6UJ

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

7'4 (2.24m) x 6'4 (1.93m)

LIVING/DINING ROOM

16'4 (4.98m) x 16'1 (4.9m)

KITCHEN

10'8 (3.25m) x 8'1 (2.46m)

BEDROOM 1

8'8 (2.64m) x 13'6 (4.11m)

BEDROOM 2

7'4 (2.24m) x 10'8 (3.25m)

SHOWER ROOM

6'1 (1.85m) x 10'8 (3.25m)

TENURE

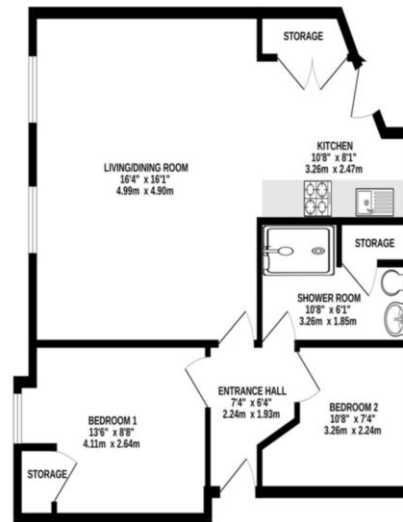
Leasehold.

999 year lease with 956 years remaining.

Ground Rent £50.00 per annum.

Service Charge £1,966 per annum.

THIRD FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.
Measurements are approximate. Not to scale. Dimensions given only.
Date: 10th August 2022

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