



**GASCOIGNE
HALMAN**

Kensal Drive, West Didsbury
£450,000.00

THE AREA'S LEADING ESTATE AGENCY



A truly superb third floor apartment situated in the highly sought after Green Walk development constructed by the reputable PJ Livesey, boasting stylish and immaculate accommodation throughout. Located close to the ever popular Burton Road with its array of bars, restaurants and excellent transport links. The property boasts two gated and secure car parking spaces, lift access to all floors, well-kept communal areas and secure telephone entry.

Property details

- An Impressive Third Floor Apartment Constructed by the Reputable PJ Livesey
- Welcoming Entrance Hallway with Two Useful Storage Cupboards
- A Superb Spacious Living/Dining Room with a Stylish Fitted Kitchen and Breakfast Bar
- Two Large Double Bedrooms, En-Suite Shower Room and a Modern Fitted Bathroom
- Magnificent Large Balcony and Two Secure Gated Parking Spaces
- Located Moments from Burton Road with its Excellent Amenities and Transport Links



About this property

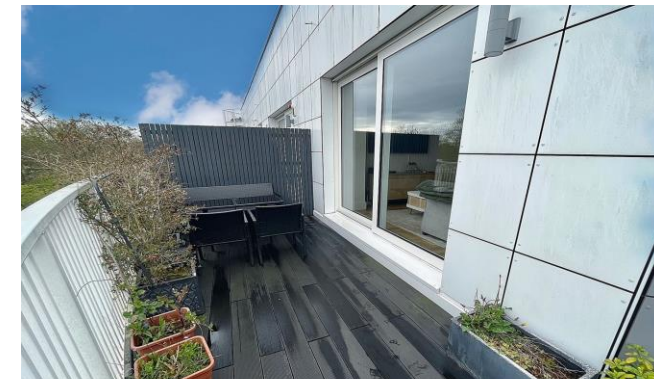
We are pleased to introduce this superb third floor apartment situated in the highly sought after Green Walk development by PJ Livesey only moments from West Didsbury's infamous Burton Road with it's array of boutiques, bars and restaurants.

The apartment itself offers spacious and stylish accommodation throughout complemented by an impressive large terrace. Internally the property comprises; welcoming entrance hallway with two useful storage cupboards, contemporary bathroom, two good-size double bedrooms both bedrooms offering a range of stylish fitted wardrobes and the master benefiting from a modern en-suite. A large open-plan kitchen/living dining room with pleasant views and sliding doors gives the perfect entertaining space. A modern kitchen with integrated appliances and breakfast bar completes the internal accommodation.

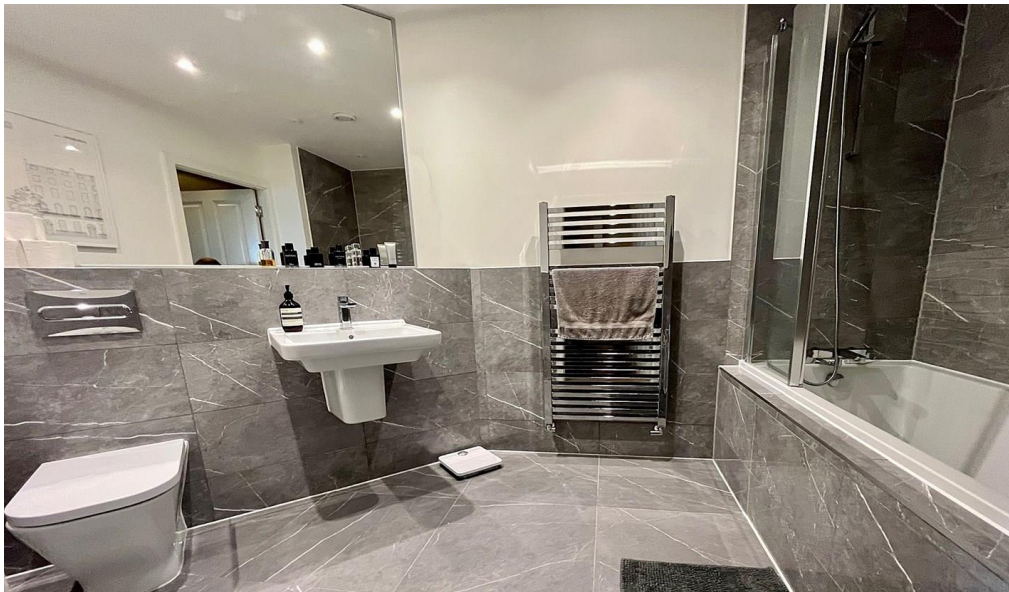
Externally the apartment offers a truly superb terrace perfect for Al fresco dining which enjoys a high degree of privacy and delightful views. The apartment comes with two allocated secure parking spaces, one being located undercover to the lower ground floor level, lift access, secure telephone entry and immaculate communal areas and reception hall.

Green walk is ideally situated close to West Didsbury village and easy access to all major transport links.









DIRECTIONS

M20 2NE

COUNCIL TAX BAND

D

TENURE

Leasehold

SERVICES (NOT TESTED)

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

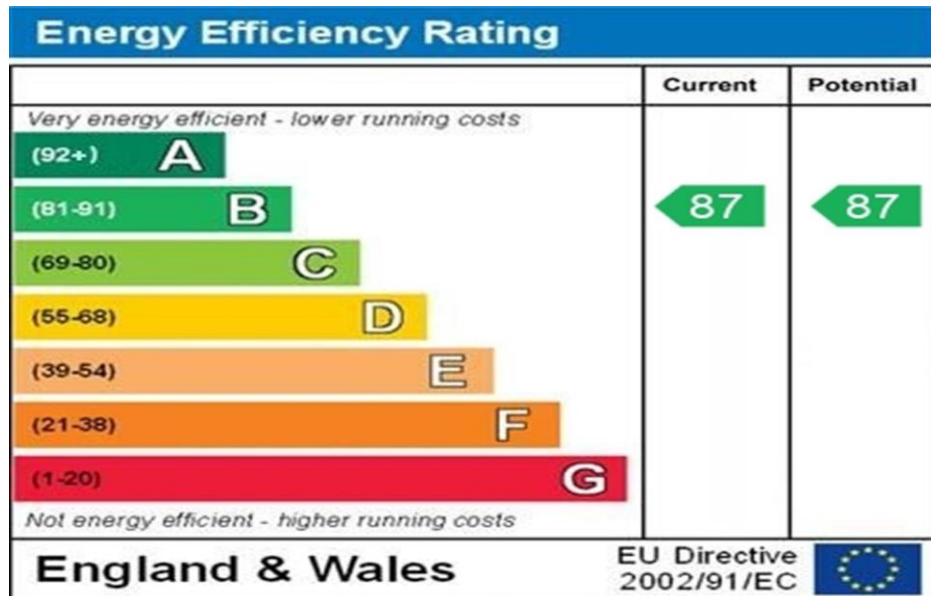
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

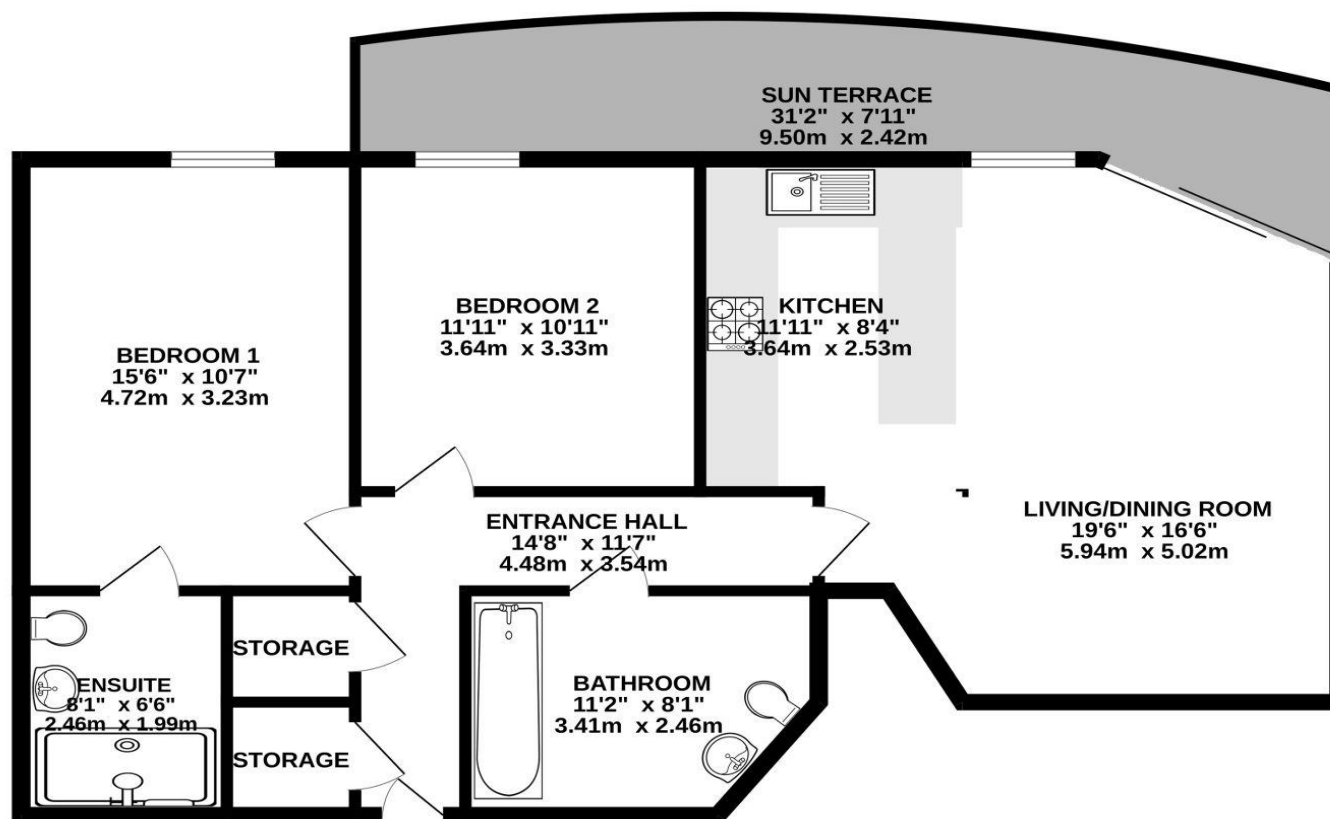
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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THIRD 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
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