



**GASCOIGNE
HALMAN**

Palatine Road, Didsbury
£215,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented two double bedroom first floor apartment, located in a sought after purpose built apartment block. Situated only moments from Didsbury and West Didsbury villages as well as excellent transport links. Riverside Court offers secure gated parking and entrance with well kept communal gardens and communal areas leading to the entrance of the apartment. Offered to the market with No Vendor Chain.

Property details

- A Spacious First Floor Apartment
- Modern Fitted Kitchen and a Large Living/Dining Room
- Two Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Southerly Facing Balcony
- Secure Gated Entrance, Resident Parking and Well Kept Communal Gardens
- Located Close to Both Didsbury and West Didsbury Villages and Excellent Transport Links



About this property

The property can be found on the first floor and in brief comprises: entrance hallway, a modern fitted kitchen, a large living/dining room with access to a Southerly facing balcony overlooking well kept the communal gardens. Two excellent sized double bedrooms and a three piece bathroom suite serves both bedrooms.

Externally the property offers secure gated parking for residents, well-kept communal gardens and if 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.





DIRECTIONS

M20 2UF

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

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

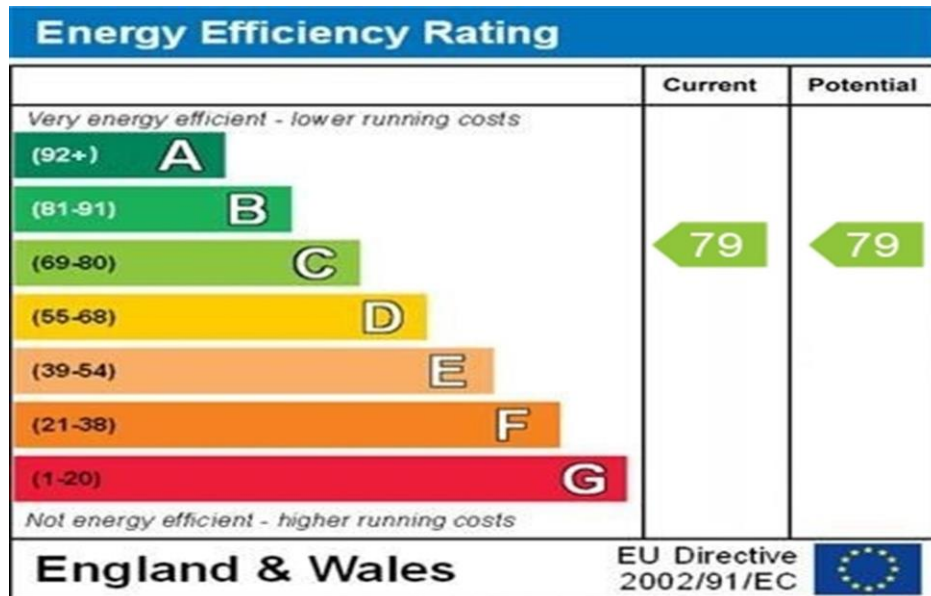
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

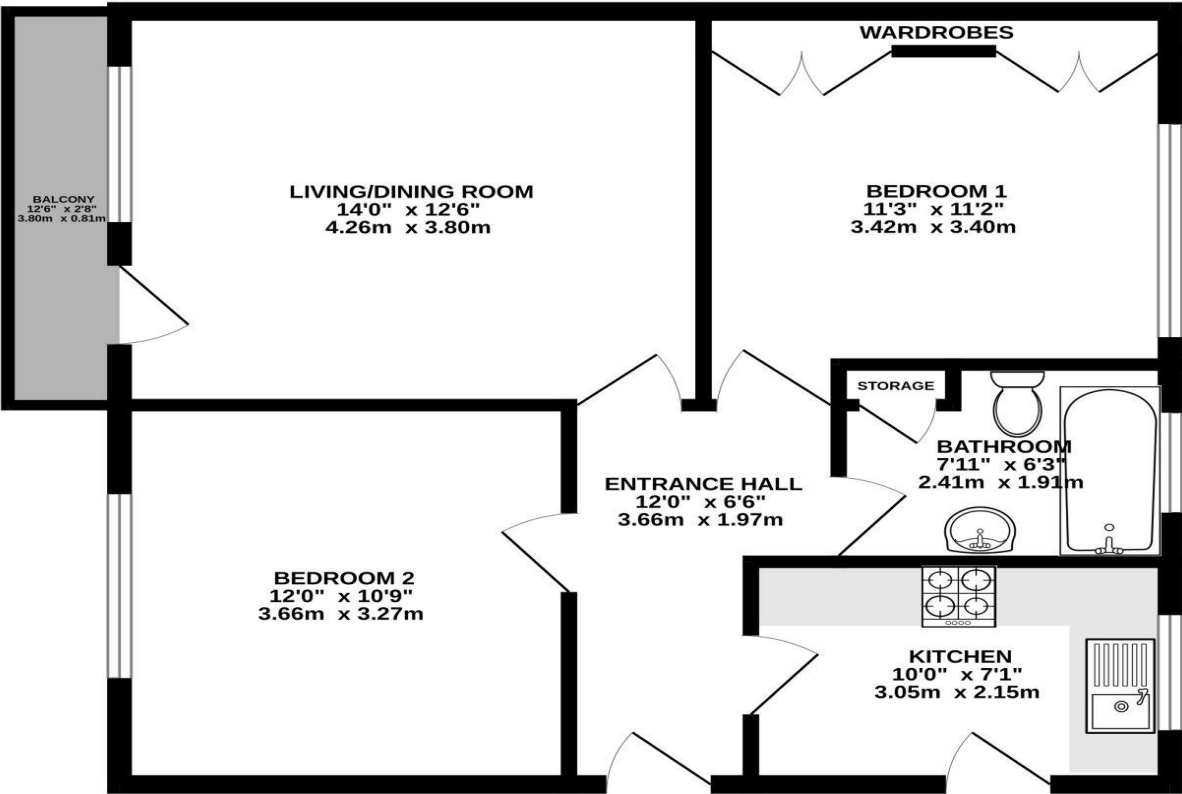
Ask Agent

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.

FIRST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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