



**GASCOIGNE
HALMAN**

Montmano Drive, West Didsbury
£260,000.00

THE AREA'S LEADING ESTATE AGENCY



A well presented and modern third floor apartment located within a highly desirable purpose built apartment block. Measuring a highly impressive 945 SQ FT and located within moments from the ever popular Burton Road with its array of independent shops, bars and restaurants. Situated within a gated development, the apartment offers light and airy dual aspect living. The property benefits from an allocated parking space, lift access to all floors and secure entry.

Property details

- A Well-Proportioned Third floor Apartment
- Gated Development with Secure Access and Lift Access to All Floors
- Large Open Plan Living/Dining Room and a Modern Fitted Kitchen
- En-Suite Shower Room and a Modern Refitted Bathroom
- Two Private Balconies, Secure Parking and Landscaped Communal Grounds
- Close to Local Amenities and Excellent Transport Links



About this property

Internally the property comprises:- entrance hallway, two large double bedrooms, the principal bedroom boasts a three piece contemporary shower room. A stylish and refitted bathroom suite serves bedroom two. A stunning modern open plan living dining kitchen complete with modern fitted units. The living/dining room boasts light and airy dual aspect accommodation with access via two sliding doors to two balconies which are South and Westerly facing.

Externally the development is gated and offers secure entry, lift access to all floors and an allocated parking space.

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 2EB

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

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 the premises

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?

Yes

SOURCES OF FLOODING

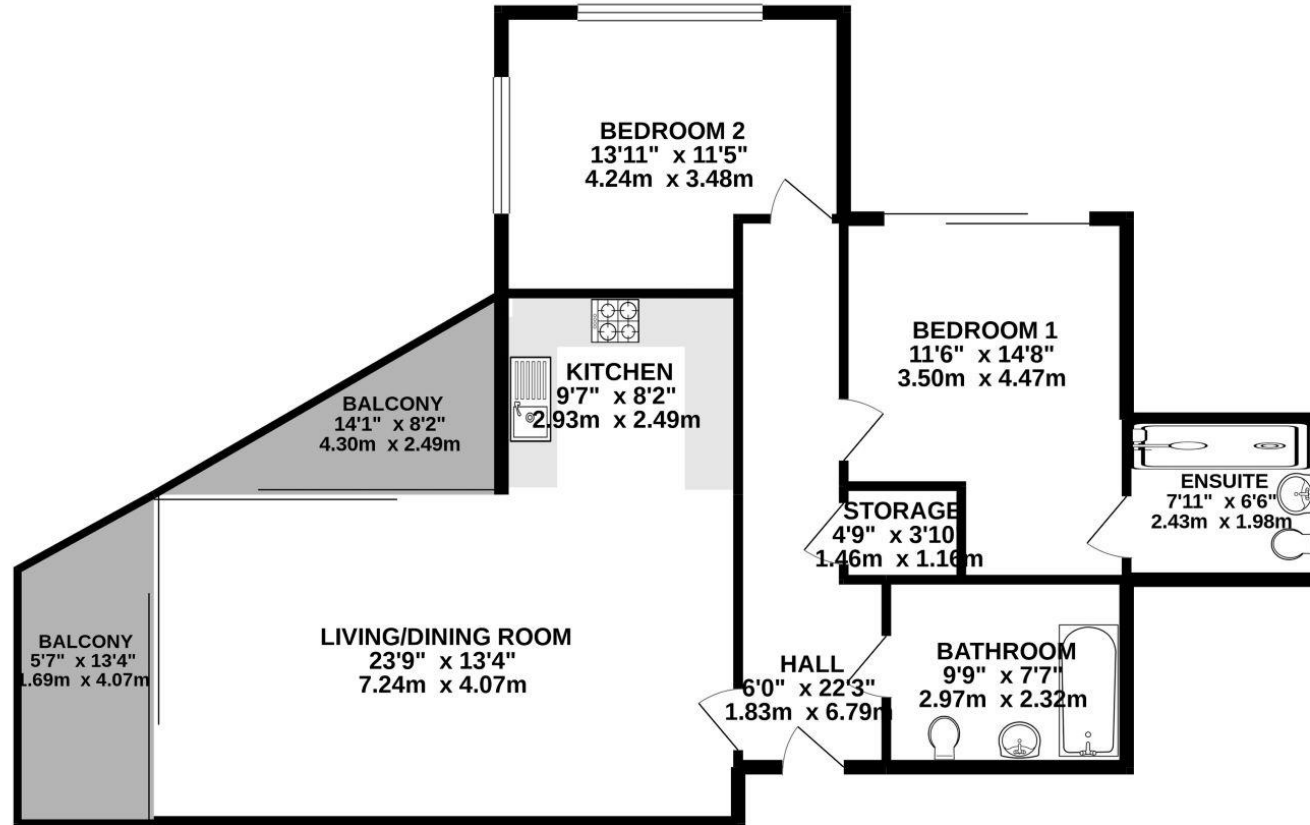
Ask Agent

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.

3RD FLOOR 945 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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