



**GASCOIGNE  
HALMAN**

Andrew Court, Aldborough Close, Withington  
**Offers Over £190,000**

THE AREA'S LEADING ESTATE AGENCY







A spacious and well-presented one bedroom apartment which is located on the ground floor of a purpose built block of apartments. Offering light and airy accommodation throughout and benefiting from immaculate decor and modern fittings. Good sized double bedroom, large open plan living/dining room which leads to a modern fitted kitchen. Three-piece contemporary bathroom suite. Located only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links.

## Property details

- A Well Presented And Spacious Ground Floor Apartment
- Light and Airy Living/Dining Room and Modern Fitted Kitchen
- Large Double Bedroom and Three-Piece Bathroom Suite
- Located Only Moments from Burton Road With its Array Of Bars, Restaurants and Excellent Transport Links
- Ideal for First Time Buyers and Investors Alike
- Resident parking and visitors spaces



## About this property

Internally the property comprises: - welcoming entrance hallway with plenty of storage space, a large double bedroom and a three-piece contemporary bathroom. A generous light and airy living/dining room with a floor to ceiling window and door giving access to the communal gardens and parking. A modern fitted kitchen completes the internal accommodation. A combi boiler was installed in 2025.

Externally the property is secluded in a private location with ample resident parking and additional visitors parking.

situated a short stroll away from the ever popular Burton Road with its array of bars, restaurants and excellent transport links.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.







## DIRECTIONS

M20 3DL

## COUNCIL TAX BAND

B

## TENURE

Leasehold

999 year lease with 954 years remaining.

Ground Rent - £50.00 per annum.

Service Charge £1200.00 per annum.

## 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

Gas fired hot water radiators

## 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?

No

## SOURCES OF FLOODING

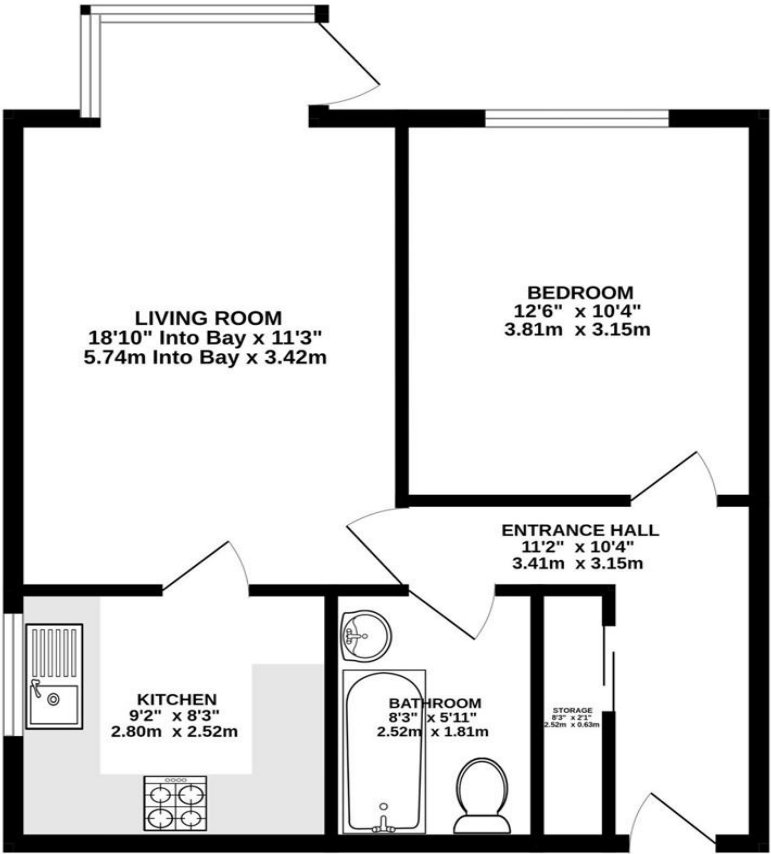
Ask Agent

## 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.

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

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

6RN