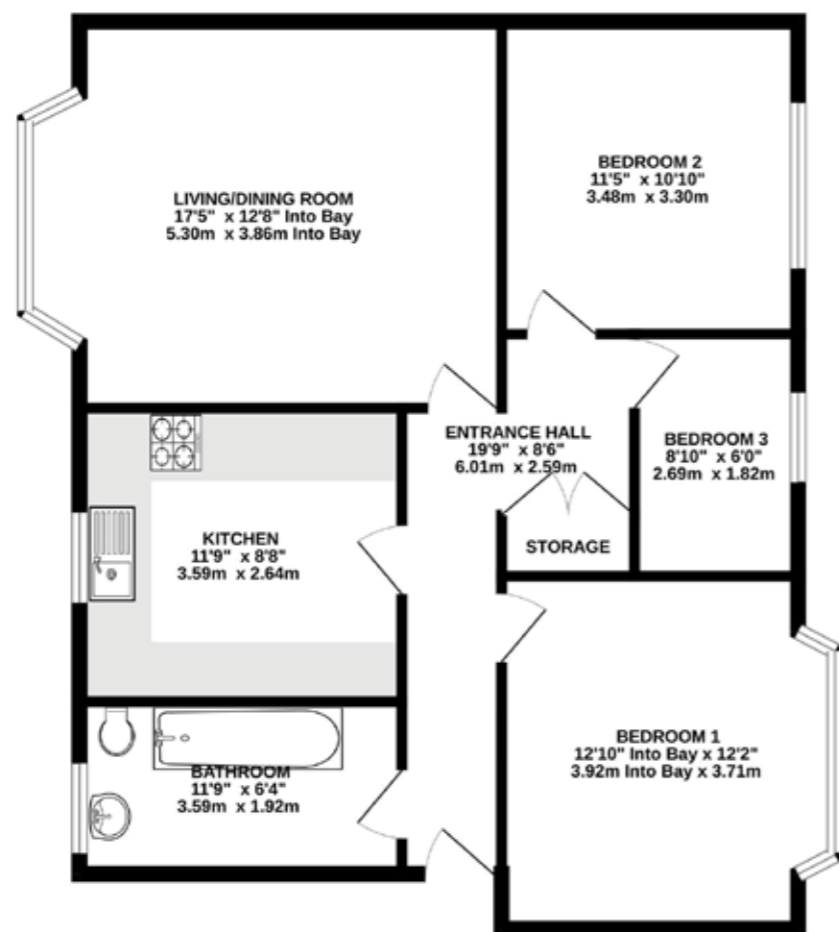


GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.  
Measurements are Approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (1/2021)

**VICEROY COURT**  
Wilmslow Road, Didsbury  
**£240,000**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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.

THE AREAS LEADING ESTATE AGENCY

Didsbury  
739, Wilmslow Road, DIDSBURY M20 6RN  
0161 445 7474 didsbury@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



A well positioned and spacious bay fronted three bedroom ground floor apartment situated in the heart of Didsbury Village and only moments from excellent transport links. This property is ideal for any buyer looking to modernise and add their own stamp. Bay fronted living/dining, fitted kitchen, bathroom and three good sized bedroom. well kept communal grounds and a garage. Offered to the market with No Vendor Chain.

**GASCOIGNE HALMAN**

- A well positioned and located ground floor apartment
- Ideal for any buyer looking to modernise a property
- Three good sized bedrooms
- Light and airy fitted bathroom and kitchen and large living/dining room
- No Vendor Chain
- Close to local amenities and excellent transport links

**£240,000**

**VICEROY COURT**  
Wilmslow Road, Didsbury



**DESCRIPTION**

A spacious three bedroom bay fronted apartment located only moments from Didsbury Village with its array of bars, restaurants and local shops. The property boasts a superb location and is ideal for any buyer looking to add their own stamp on a property.

Internally the property comprises:- welcoming entrance hallway with useful storage cupboard, light and airy fitted kitchen and bathroom. Large bay fronted living/dining room and three good sized bedrooms completes the internal accommodation.

Externally there is ample resident parking separate garage and well kept communal grounds. Offered to the market with No Vendor Chain.

~The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved!

**LOCATION**

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

**DIRECTIONS**

M20 2RJ

**TENURE**

Leasehold. 999 year lease with 953 years remaining. Service Charge £493.18 per quarter. Ground Rent £25.00 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 through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignehalman.co.uk

**GASCOIGNE HALMAN**