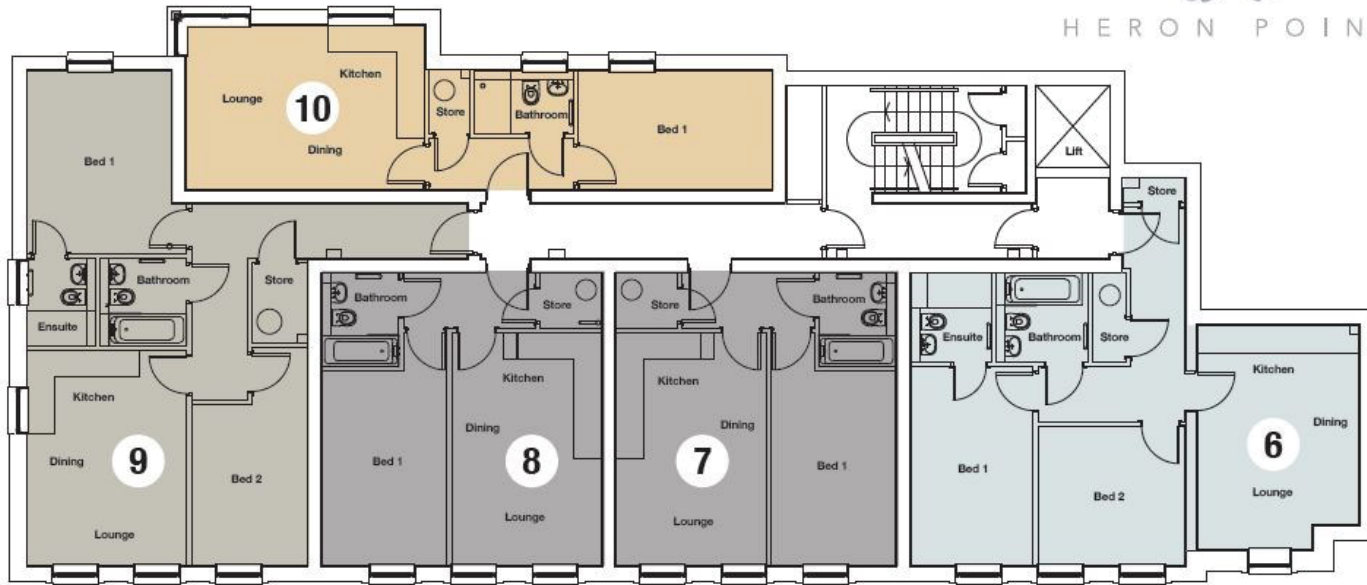


**APT 8 HERON POINT**  
 391 Palatine Road, Northenden  
**£159,500**

**SECOND FLOOR**  
 391 PALATINE ROAD, NORTHENDEN



APARTMENT - 6	APARTMENT - 7 & 8	APARTMENT - 9	APARTMENT - 10
Kitchen/Dining/Lounge 7.35m x 3.87m 24'1" x 12'8"	Kitchen/Dining/Lounge 7.35m x 3.87m 24'1" x 12'8"	Kitchen/Dining/Lounge 7.35m x 3.87m 24'1" x 12'8"	Kitchen/Dining/Lounge 7.35m x 3.87m 24'1" x 12'8"
Bed 1 5.20m x 2.96m 17'1" x 9'9"	Bed 1 5.20m x 2.96m 17'1" x 9'9"	Bed 1 5.20m x 2.96m 17'1" x 9'9"	Bed 1 5.20m x 2.96m 17'1" x 9'9"
Ensuite (Bed 1) 7.35m x 3.87m 24'1" x 12'8"	Bathroom 2.00m x 1.73m 6'7" x 5'8"	Ensuite (Bed 1) 7.35m x 3.87m 24'1" x 12'8"	Bathroom 2.00m x 1.73m 6'7" x 5'8"
Bed 2 4.11m x 3.20m 13'6" x 10'6"		Bed 2 4.11m x 3.20m 13'6" x 10'6"	
Bathroom 2.00m x 1.73m 6'7" x 5'8"		Bathroom 2.00m x 1.73m 6'7" x 5'8"	



**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.

THE AREAS LEADING ESTATE AGENCY

**Cheadle**  
 91, High Street, CHEADLE SK8 1AA  
 0161 428 1118 cheadle@gascoignehalman.co.uk

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



**GASCOIGNE HALMAN**

\*\*\*\* FINAL APARTMENT REMAINING \*\*\*\*  
 READY FOR IMMEDIATE OCCUPATION \*\*\*\*  
 Heron Point is a stunning new development of apartments on Palatine Road, Northenden. This one bedroom second floor apartment is finished to a high specification throughout offering modern open plan living accommodation and is a superb first time buyer/buy to let investment property.



- Available for Immediate Occupation
- New Build One Bedroom Apartment
- Open Plan Living Accommodation

- Finished to a High Specification Throughout
- Flooring Included
- 10 Year Warranty

**£159,500**

**APT 8 HERON POINT**  
391 Palatine Road, Northenden



**DESCRIPTION**

Developed by Mansion House Group the modern apartment is finished to high specification throughout benefiting from integrated kitchen appliances, Vitra sanitary ware with Hansgrohe fittings to the bathroom, flooring throughout. Apartment 8, which benefits from lift access, in brief comprises entrance hall, open plan lounge/dining room/kitchen, bedroom and bathroom with three piece suite.

**LOCATION**

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**

M22 4ZU.

**TENURE**

Understood to be 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. Council tax band: A

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

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