



**GASCOIGNE
HALMAN**

Keswick Court, Downes Way, Sharston, Manchester
Asking Price £165,000.00

THE AREA'S LEADING ESTATE AGENCY



Ideal for first-time buyers, this stylish ground-floor apartment in Sharston offers two spacious bedrooms, a modern tiled bathroom, and a bright open-plan living/dining area with a sleek corner kitchen. Immaculately presented throughout, the property also includes a designated parking space and is perfectly positioned close to transport links, Manchester Airport, and Wythenshawe Hospital.

Property details

- Immaculately presented ground-floor apartment
- Two well-proportioned bedrooms
- Bright open-plan living and dining space
- Stylish, modern corner kitchen
- Contemporary tiled bathroom
- Designated parking space included
- Excellent transport links nearby
- Close to Manchester Airport and Wythenshawe Hospital
- Monthly Service Charge - £127.70
- Annual Ground Rent - £246.29



About this property

Perfect for first-time buyers, this immaculately presented ground-floor apartment offers stylish, low-maintenance living in a well-connected Sharston location. The property features two well-proportioned bedrooms, a modern tiled bathroom, and an open-plan living and dining space-ideal for relaxing or entertaining with a sleek, well-equipped kitchen tucked neatly into the corner. Situated close to excellent transport links, Manchester Airport, and Wythenshawe Hospital, this apartment also benefits from a designated parking space, making it a convenient and practical choice for professionals or couples looking to step onto the property ladder.





DIRECTIONS

M22 4UD

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Copper wire

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

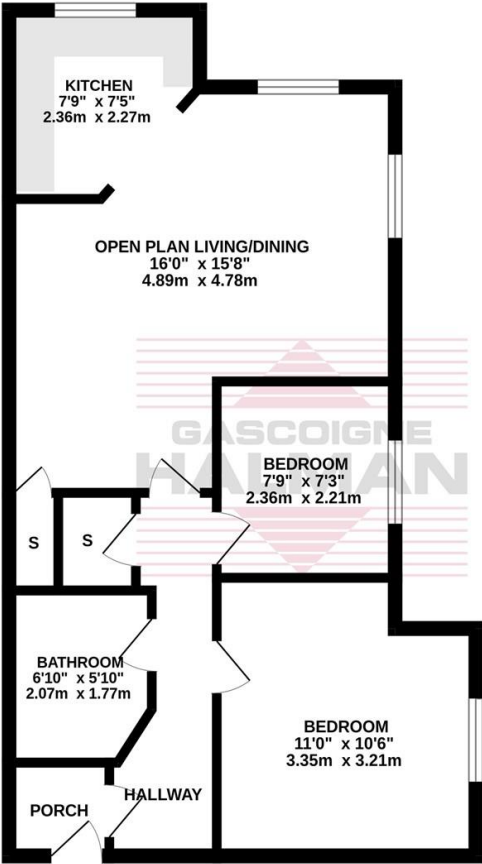
Ask Agent

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
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 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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