

APT 156, 16 HIGHMARSH CRESCENT

WEST DIDSBURY, M20 2AL



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A STYLISH APARTMENT EXTENDING TO AN IMPRESSIVE 790 SQ FT, OCCUPYING A RAISED GROUND FLOOR POSITION FORMING PART OF THE EXCLUSIVE AND MUCH SOUGHT AFTER, 'DIDSBURY GATE' DEVELOPMENT LOCATED CENTRALLY WITHIN WEST DIDSBURY VILLAGE, WITH A RANGE OF INDEPENDENT SHOPS, BARS AND RESTAURANTS WITHIN EASY REACH AS WELL AS THE METROLINK STATION.

LOCATION

Situated within strolling distance to the heart, Burton Road with its range of independent shops, cafes, bars and restaurants as well as being within easy reach of the Metrolink station. West Didsbury is consistently in demand with its close proximity to Manchester City Centre and easy access to Manchester Airport. The motorway is accessed via the A5145 onto Princess Road which follows through onto the M56 and will take 5 minutes to reach.

- No Onward Chain
- Ground Floor Apartment
- Two Bedrooms
- Large Open Plan Living Kitchen Dining Room
- Bathroom and En-suite
- Large West Facing Balcony
- Allocated Underground Secure Parking
- Close to Burton Road
- Communal Gardens
- West Didsbury Village Location
- Close to the Motorway Network
- Walking Distance to Metrolink



DESCRIPTION

An impressive two double bedroom apartment occupying a ground floor position, located centrally within popular West Didsbury Village. The apartment is accessed off a large communal reception hall, upon entering the apartment the hallway splits the daytime and bedroom quarters including the bathroom as well as hosting a cloak room and storage cupboard. The living room and kitchen are open plan with a Juliet balcony across the front as well as access to the Westerly facing balcony providing ample space for outdoor entertaining.

The master bedroom has substantial fitted wardrobes as well as access on to the balcony with the further benefit of a well-appointed ensuite shower room. The second double bedroom has a fitted wardrobe and serviced by the family bathroom.

Externally the apartment is accessed via remote access gates and underground allocated parking is available for one vehicle.

DETAILED ACCOMMODATION

ENTRANCE HALL

Ceiling mounted light fitting, single panel radiator. Doors to useful laundry room, boiler room, large open plan living kitchen, bedroom one, bedroom two and well appointed bathroom.

KITCHEN/LIVING ROOM 25'9" x 13'11" max

A large open plan room with wood effect flooring, recessed ceiling light points, feature ceiling light point, radiators, aerial points, front aspect UPVC double glazed sliding door with Juliet balcony, side aspect UPVC double glaze door opening to covered balcony with external lighting.

KITCHEN

A selection of white high gloss wall and base level kitchen units with an edged granite effect laminated preparation surface, inset one and a half bowl stainless steel sink with drainer unit and mixer tap, tiled splashbacks to work surface areas, single electric Neff oven, four ring electric hob with multispeed chrome chimney style extractor hood above, integrated fridge and freezer, integrated dishwasher.

BEDROOM ONE 14'1" x 12" max

Front aspect UPVC double glazed doors opening onto balcony, ceiling mounted light fitting, fitted wardrobes incorporating rails and shelves, ceiling mounted light fitting, double panel radiator, door to en-suite shower room.



EN-SUITE 7'11" x 4'9"

A well appointed three piece suite in white with chrome style fittings comprising; low-level WC with concealed cistern and dual flush, wash hand basin with mixer tap set onto vanity unit, fully tiled shower enclosure with sliding glazed doors, ceiling mounted light fitting, extractor fan, radiator, tiled floor.

BEDROOM TWO 12" x 9'3"

Front aspect UPVC double glaze window, double panel radiator, dual double opening wardrobes incorporating rails and shelving.

BATHROOM 7'10" x 6'2"

A well appointed Bathroom with dual flush WC, wash hand basin with mixer tap set onto vanity unit, bath with chrome mixer taps and separate shower attachment, partially tiled walls, tiled floor, ladder style chrome radiator.

COMMUNAL GARDENS

TENURE

- We believe the property to be Leasehold. 987 year lease commencing in 2011. Purchasers should verify this through their solicitor

COUNCIL TAX

Council Tax Band D - Manchester City Council

SERVICES

We understand that mains electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floor plan is intended as general guidance and are not to scale
- Allocated underground parking
- Ground rent is payable at £195 per annum
- Service charge is payable at £3155 per annum. Purchasers should verify this through their solicitor

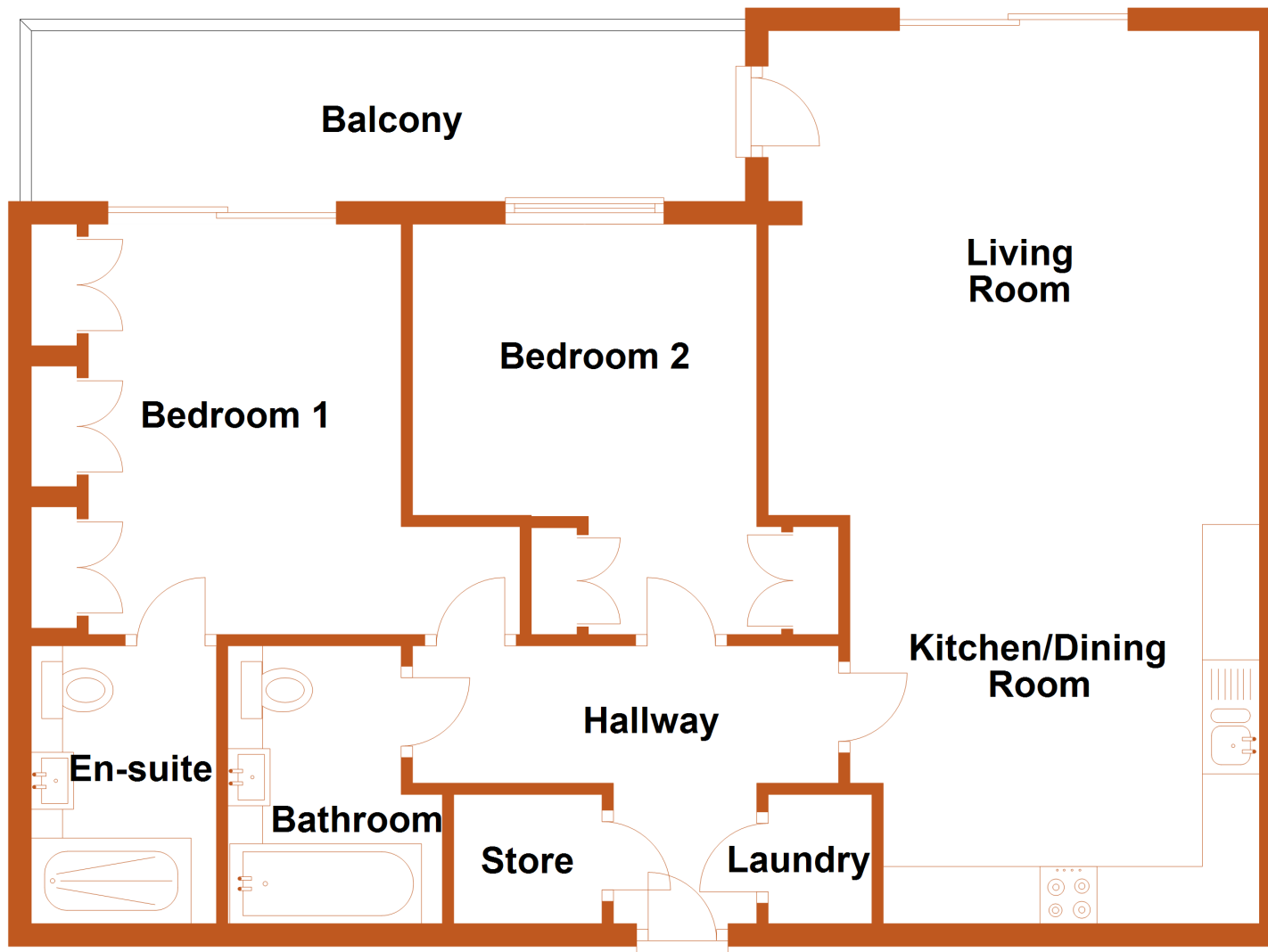
AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Ground Floor

Approx. 73.3 sq. metres (789.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)



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