

Flat 11, 17 Elmwood Lodge Parkfield Road South, Didsbury, Manchester, M20 6DB

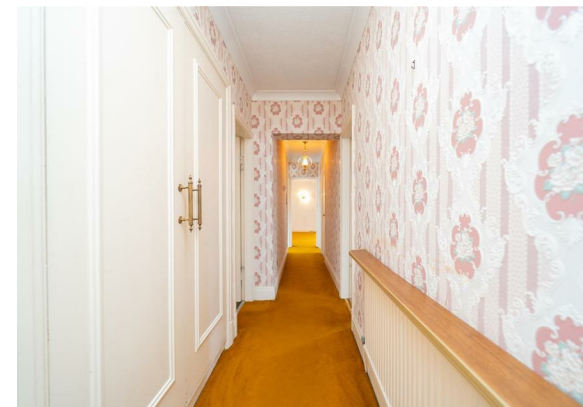


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £300,000




VIDEO TOUR AVAILABLE A deceptively spacious, TWO DOUBLE BEDROOM, second floor apartment positioned to the rear of this attractive purpose-built development off Palatine Road in Didsbury. A short stroll from both Lapwing Lane and Burton Road with its array of independent boutique shops, popular bars, restaurants, The Albert Club and the Metrolink station on Lapwing Lane giving you direct access into the city centre/Media City and Didsbury village. The well-planned accommodation comprises; A communal entrance hallway with stairs leading to all floors, a private entrance hallway with a useful storage cupboard, an impressive open plan lounge/diner, a modern fitted kitchen, a white three-piece bathroom and two large double bedrooms both benefitting from built in wardrobes and the master benefitting from a en-suite shower room. This apartment benefits from an intercom system, gas fired central heating, off road parking and a private garage. OFFERED WITH NO VENDOR CHAIN.





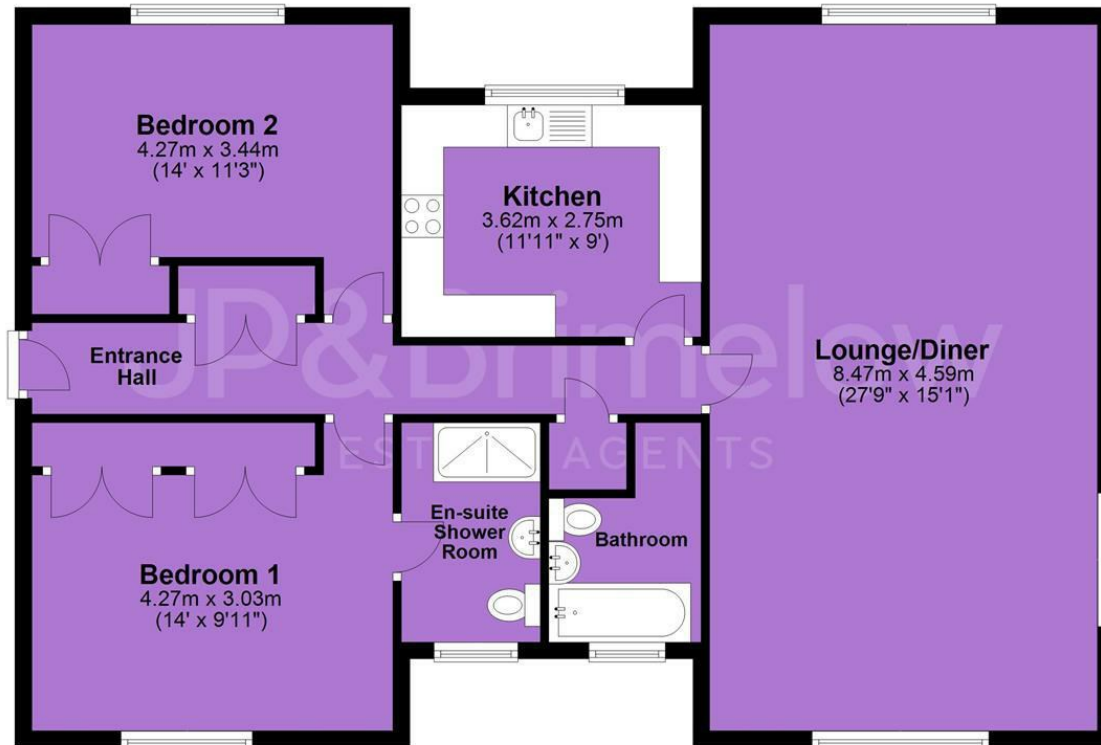
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **D**

Second Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd 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 the 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 JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

 [jpandbrimelowstateagents](https://www.instagram.com/jpandbrimelowstateagents)

 [@jpandbrimelow](https://twitter.com/jpandbrimelow)