



11 Old Lansdowne Road, Manchester, M20 2PB

£170,000

SUPER TOP FLOOR ONE BEDROOM APARTMENT Quick, be first to view the one bedroom apartment found on the top floor of the amazing block of apartments in the heart of West Didsbury. Sanderson James are happy to market this one bed apartment which is tenanted until the end of 2021. The property has a relatively long lease and has a very low service charge & ground rent optimising your rental return and making the property far more affordable compared to other blocks. The living area is wonderfully lit by two large windows facing Old Lansdowne Road, it is also very spacious with as seen on the floorplan. The kitchen is a U-shaped and has plenty of storage space & has under cupboard lights fitted. The shower room is tiled throughout with white tiles keeping the room easy to clean as well has a Velux window fitted in the ceiling. The bedroom is a comfortable double bedroom and will allow for storage space. Overall, the property will be very popular due to having gas central heating, off road parking and being in prime location to access the West Didsbury Tram Stop. It is also a short walk from Withington Hospital and plenty of beautiful bars and restaurants. Viewings are very highly recommended and can be arranged by quoting the reference within the video tour. Please call Sanderson James on 0161 256 0808 to arrange your viewing.



Living Area

6'4" x 21'0" (1.95 x 6.42)

Kitchen

7'10" x 8'9" (2.40 x 2.68)

Bathroom

5'6" x 9'2" (1.68 x 2.80)

Bedroom

9'2" x 12'5" (2.81 x 3.79)



Are You Thinking Of Selling

THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.



Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)



Sale Disclaimer

DISCLAIMER These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Open Hours

OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 38.9 sq. metres (418.2 sq. feet)