

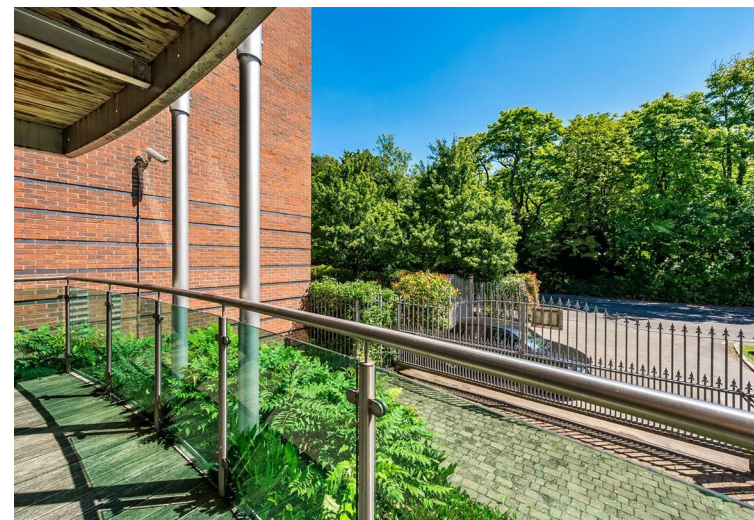
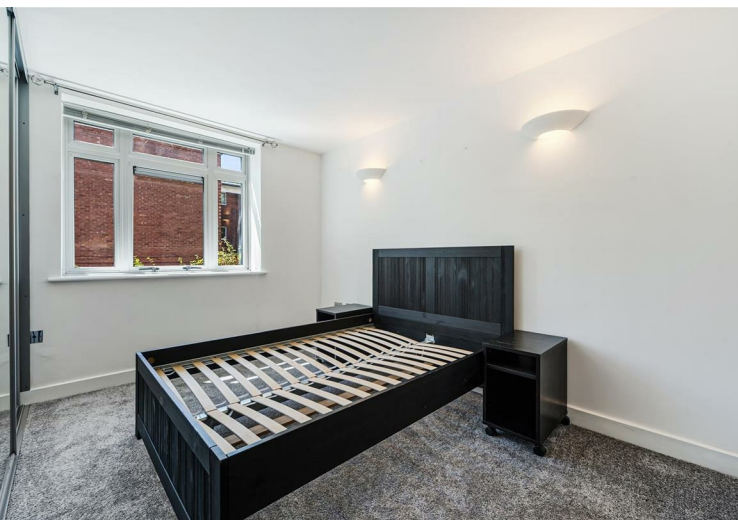


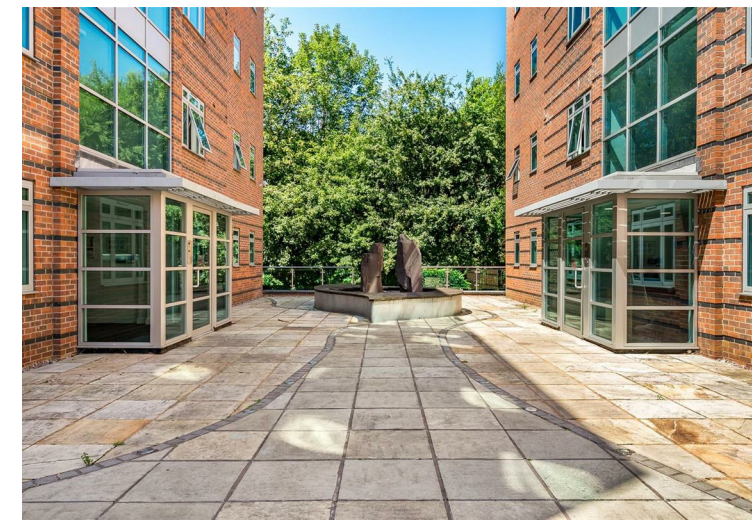
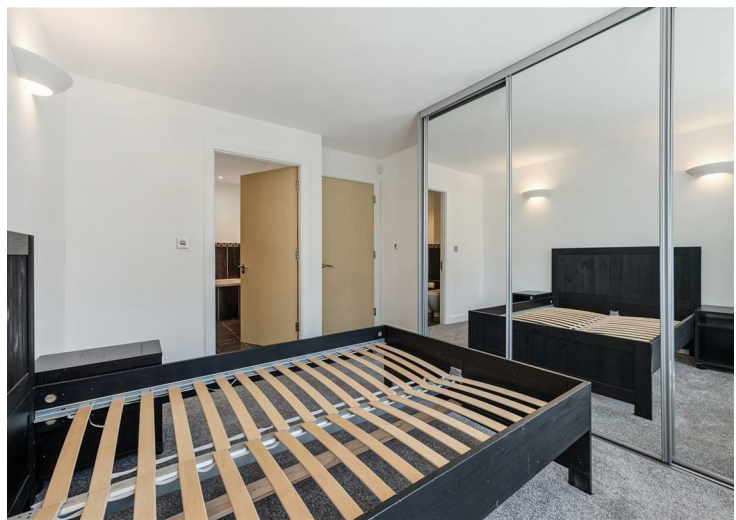
208 Palatine Road
Manchester, M20 2WF



£250,000

- Open-plan kitchen living area
- Near Northenden village
- 2 bedrooms, both with ensembles
- Gated development
- Includes 1 parking space
- Ideal for commuting
- Balcony
- Ground floor flat
- Accessible entrance to building

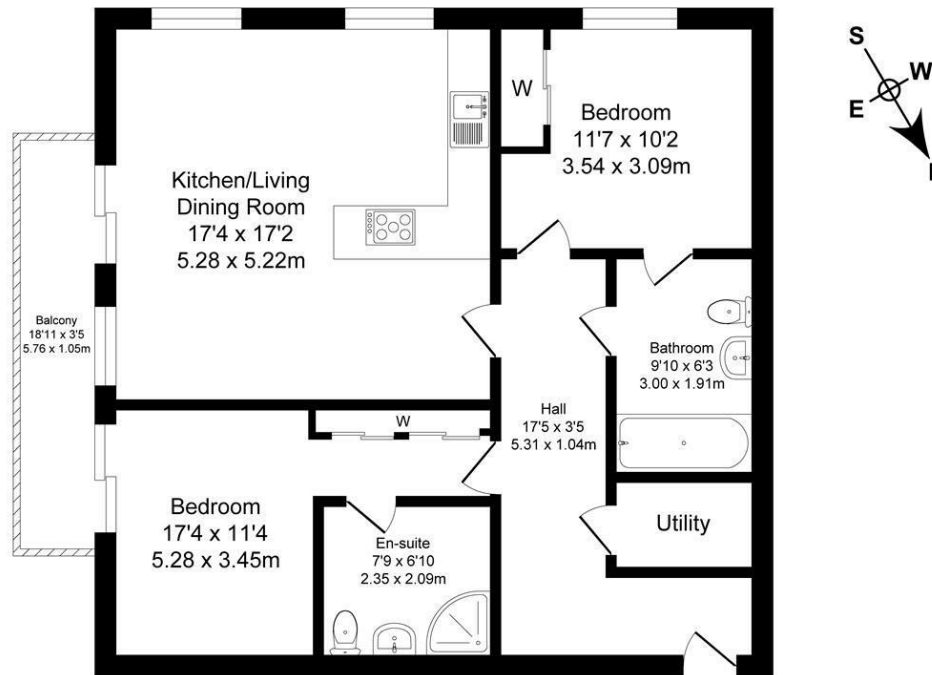






Palatine Road, Didsbury
Total Approx. Floor Area 851 Sq.ft. (79.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 851 Sq.Ft
(79.1 Sq.M.)

Council Tax Band:
Tax Band C

Tenure:
Leasehold
977 years remaining
Ground rent : £200 pa
Service charge : £2,518.40 pa

Local Authority:
Manchester City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements