



Apt 17, 265 Palatine Road
Northenden M22 4ET
Asking Price £200,000



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A very well presented First Floor, Modern Two Bedroom Apartment.

Situated within Northenden Village and close to Northenden Golf Course, this lovely apartment lies on the first floor. Within the communal hallway is access to both a lift and staircase. The block lies on main bus route and is within half a mile of the M56 motorway. Didsbury village is only a short drive away.

The apartment comprises: Entrance Hall, Utility Cupboard, Living Room/Kitchen/Diner. Two Bedrooms, Refitted Luxury Bathroom/WC. Outside are communal facilities as well as a car park with designated parking (space 17).

This apartment is well worth a viewing.

- Double Glazing
- Electric Heating
- Intercom System
- Two Double Bedrooms
- Refitted Bathroom/WC
- Designated parking
- Village location

Communal Hallway leading to Apartment

Entrance Hall
11'8" x 4'6"

Utility Cupboard
8' x 3'8"

Living Room/Kitchen
22'1" x 11'
Fitted Units, Integrated Dishwasher, Fridge/Freezer, Induction Hob, Oven.
Sliding Glazed door to Juliet Balcony.

Bedroom One
13' x 8'6"
Built in Wardrobes

Bedroom Two
10'7" x 9'4"

Jack & Jill Bathroom/WC
8'7" x 8'1"
Modern White Suite to include Bidet, and shower over bath.
Wall Tiling

Outside
Communal Facilities to include Bike Store
Car Parking Space 17

Lease/Service charge details
Leasehold 125 years from 2007.
Service Charge £194 per month
Ground Rent £300 per annum (vendor has applied to have this capped)

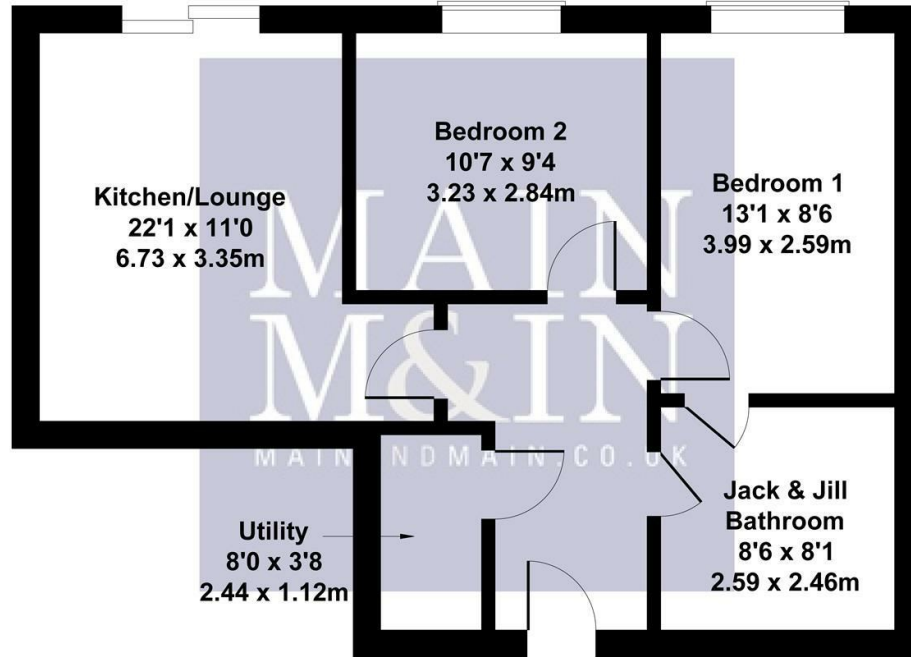
Tenure: Leasehold
Council Tax: Manchester City
Council B





Palatine Road

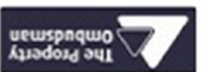
Approximate Gross Internal Area
579 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2026
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To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>(A) (81-91) </p> <p>(B) (69-80) </p> <p>(C) (55-68) </p> <p>(D) (45-54) </p> <p>(E) (39-54) </p> <p>(F) (21-38) </p> <p>(G) (1-20) </p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(A) (92 plus) </p> <p>(B) (81-91) </p> <p>(C) (69-80) </p> <p>(D) (55-68) </p> <p>(E) (39-54) </p> <p>(F) (21-38) </p> <p>(G) (1-20) </p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Current	Potential	Current	Potential

