



Ballbrook Court Wilmslow Road, Manchester, M20 3QT Offers in excess of £240,000

Situated within the highly sought-after Ballbrook Court development in the heart of West Didsbury, this well-presented apartment offers stylish and convenient living in one of South Manchester's most desirable locations.

The property comprises a bright and spacious living area, a well-appointed kitchen, generously proportioned bedroom accommodation, and a modern bathroom. Large windows provide an abundance of natural light throughout, creating a welcoming and airy atmosphere.

Ballbrook Court is a popular residential development benefiting from well-maintained communal grounds and excellent transport connections. Residents enjoy easy access to the vibrant bars, cafés, restaurants and independent shops of West Didsbury, while the nearby Metrolink provides direct links into Manchester City Centre and Manchester Airport.

Ideally suited to first-time buyers, professionals, downsizers or investors alike, this attractive apartment combines comfort, convenience and an exceptional location.



Leasehold Information

960 years remaining on the lease

Ground rent: £25 per annum

Maintenance charge: £1,742 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

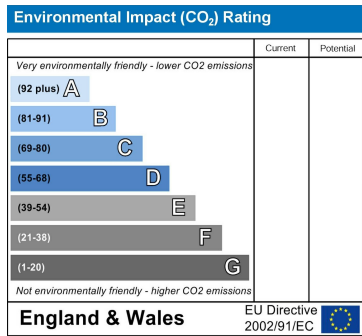
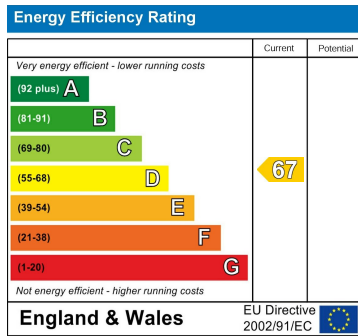
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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