



EMMA
HATTON
LTD

Flat 4 , 358 Parrswood Road

Asking Price Of £199,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

- Modern first floor Apartment
- A good sized Lounge
- Separate Fitted Kitchen
- 2 Double Bedrooms

- Modern bathroom with shower
- Double glazed windows
- Electric Heating
- Secure gated parking



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Flat 4 , 358 Parrswood Road, Didsbury , Manchester , M20 6FT



Property Description

Modern first floor purpose built apartment within a short walk to Didsbury village and Metrolink station, this well planned first floor apartment briefly comprises entrance hallway with useful storage cupboard and airing cupboard, a good sized lounge, separate fitted kitchen, two double bedrooms, modern bathroom with shower, useful storage cupboard and airing cupboard, UPVC double glazed windows throughout, electric heating, secure gated off road parking, excellent location, ideal for first time buyer, viewing highly recommended.

THE ACCOMMODATION COMPRISES:

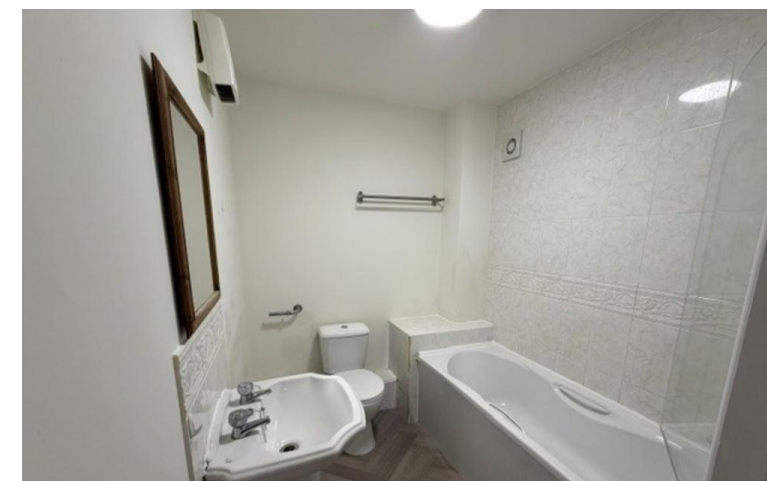
COMMUNAL ENTRANCE WITH STEPS TO FIRST FLOOR.

ENTRANCE HALLWAY

LOUNGE/DINER: 10ft 10in x 17ft.

SEPARATE FITTED KITCHEN: 7ft 3in x 10ft 10in.

BEDROOM 1: 10ft 8in x 13ft 5in.



BEDROOM 2: 7ft 5in x 11ft 7in.

3 PIECE BATHROOM SUITE

OUTSIDE: Well tended communal garden with secure gated off road parking.

SERVICE CHARGE: Approx £116.66 per month which includes building insurance and upkeep of communal areas.

TENURE: LEASEHOLD – LEASE TERM

999 YEARS GRANTED JANUARY 2020.

GROUND RENT: £100.00 PER ANNUM

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