



Central Road, West Didsbury, Manchester, M20

Guide Price: £240,000

Leasehold

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Discover this spacious lower ground floor apartment set in the heart of West Didsbury, just moments from the vibrant and ever-popular Burton Road. Offering over 700 sq ft of well-designed accommodation is a perfect purchase for first time buyers and professionals.

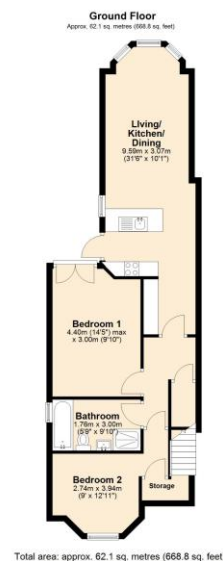
Enjoy the independence of your own private entrance, along with the benefit of allocated parking, a rare and valuable asset in such a sought-after area. Excellent transport links are right on your doorstep, with the Metrolink just a short stroll away, connecting you effortlessly to the city centre, MediaCity, and beyond. The neighbourhood is also home to a fantastic selection of local independent shops, cafés, bars, and restaurants, making it the perfect spot for anyone wanting to enjoy the best of West Didsbury living.

Inside, the property offers an open-plan living, dining, and kitchen space, thoughtfully arranged to create a sociable and comfortable environment. There is ample room for a full dining table and chairs, while the kitchen features a range of base and eye-level units, offering practical storage and functionality. Just off the main living area, a short step up leads to a useful utility space with plumbing for a washing machine, dryer, and fridge freezer.

The apartment boasts two well-proportioned double bedrooms, each offering flexibility for use as guest rooms, home office space. There is also a large storage cupboard.

Completing the accommodation is a four-piece white bathroom suite, including a separate shower and bath.

- Leasehold
- 125 years from 24 February 2023
- Ground Rent £100 pa
- Service Charge £143 pcm
- Council Tax Band B
- EPC Grade C







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

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.