



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Lapwing Lane, West Didsbury
£295,000.00



A spacious and well-presented two double bedroom first floor apartment situated only a short distance from both Didsbury village and the fashionable Burton Road with its array of bars, restaurants, independent shops and excellent transport links. This property is ideal for a wide range of buyers including first time buyers and investors alike and boast an array of stunning period features.

Property details

- A Stunning, Period Two Double Bedroom First Floor Apartment
- Large Bay Fronted Open Plan Living/Dining/Kitchen
- Resident Parking and Well-Kept Communal Grounds
- Stylish Three-Piece Bathroom Suite
- Internal Viewing Highly Recommended and Ideal for First Time Buyers
- Close to Excellent Transport Links and Both Didsbury and West Didsbury Villages



About this property

Internally the property boasts immaculate accommodation with an array of stunning period features throughout, two large double bedrooms with the primary bedroom being particularly large in size, modern open plan kitchen/dining/living room ideal for entertaining and benefiting from modern fitted units and an attractive bay fronted window overlooking the communal gardens. A contemporary three-piece bathroom suite serves both bedrooms.

Externally the property offers resident parking to the rear and well-kept communal gardens and only moments from excellent transport links, local amenities and both Didsbury and West Didsbury Villages.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.







DIRECTIONS

M20 6US

COUNCIL TAX BAND

C

TENURE

Leasehold

999 year lease with 973 years remaining.

Ground Rent - £100.00 per annum.

Service Charge - £1877.72 per annum.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

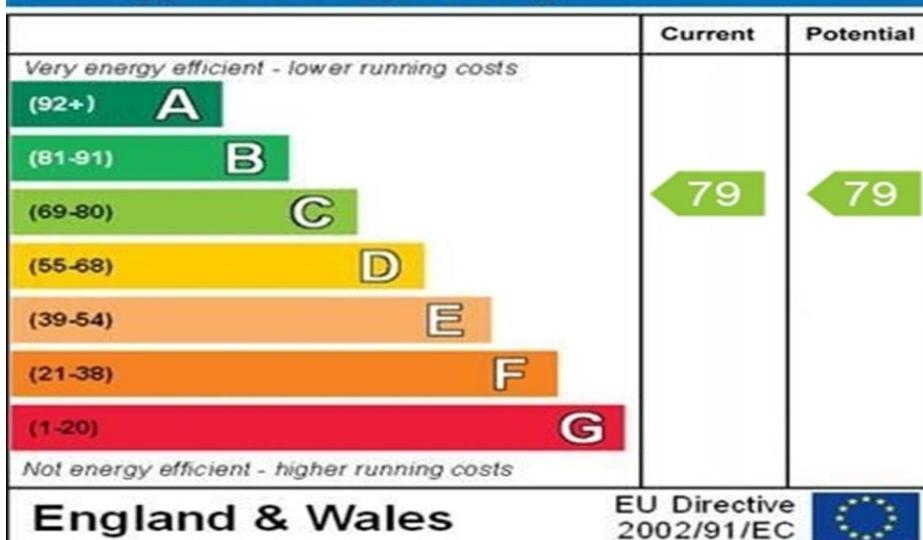
Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

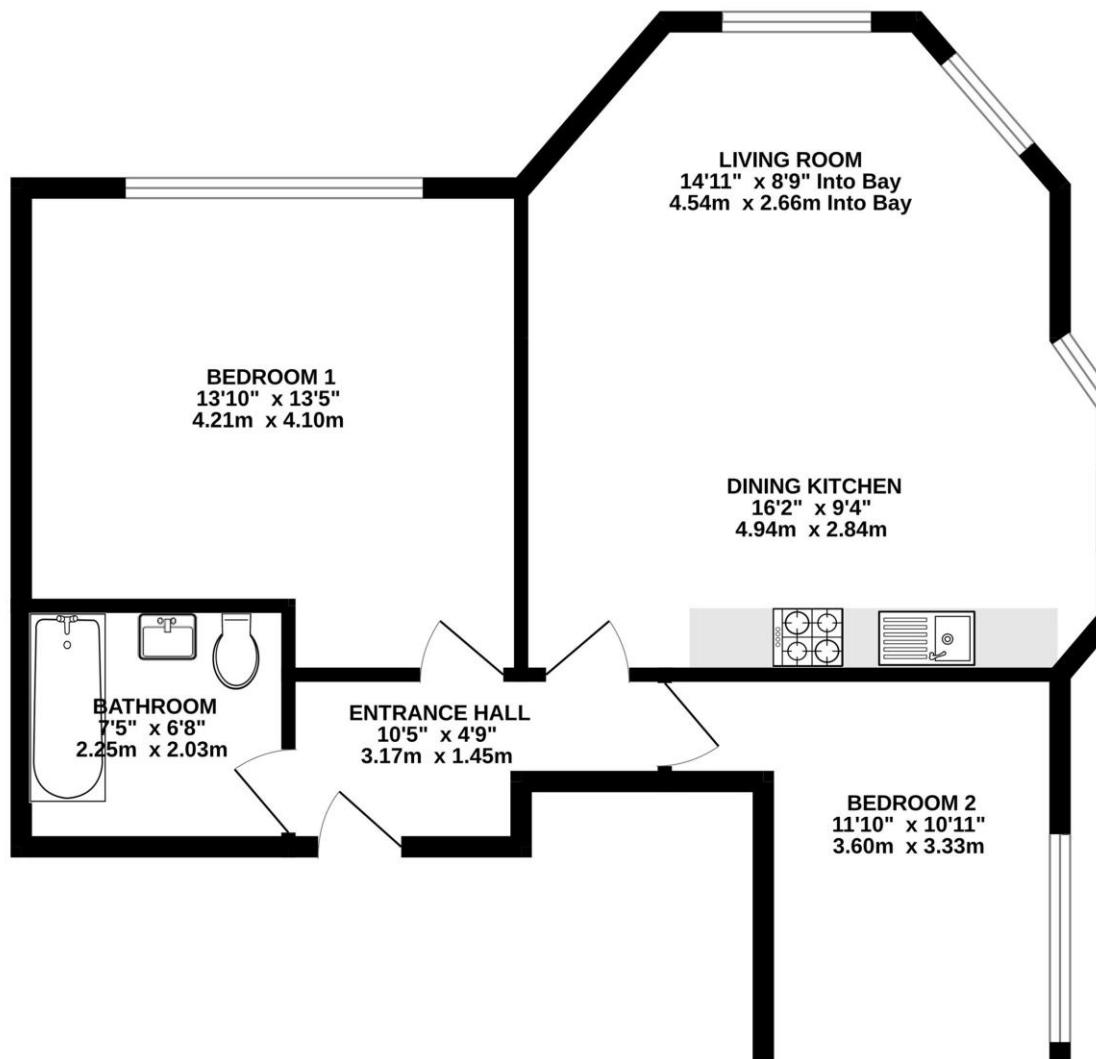
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
629 sq.ft. (58.4 sq.m.) approx.





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