



**GASCOIGNE
HALMAN**

Lapwing Lane, West Didsbury
£295,000.00

THE AREA'S LEADING ESTATE AGENCY



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

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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.

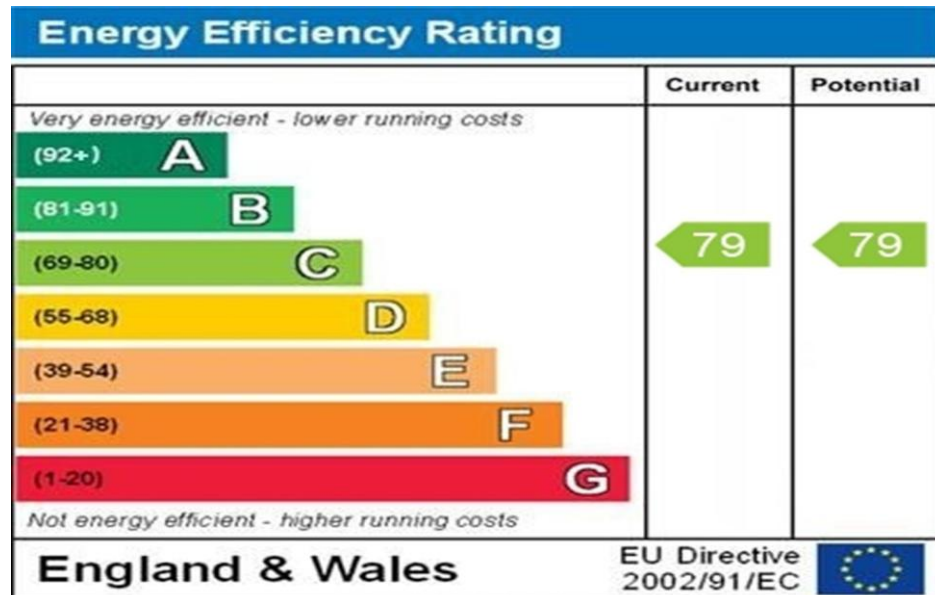
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

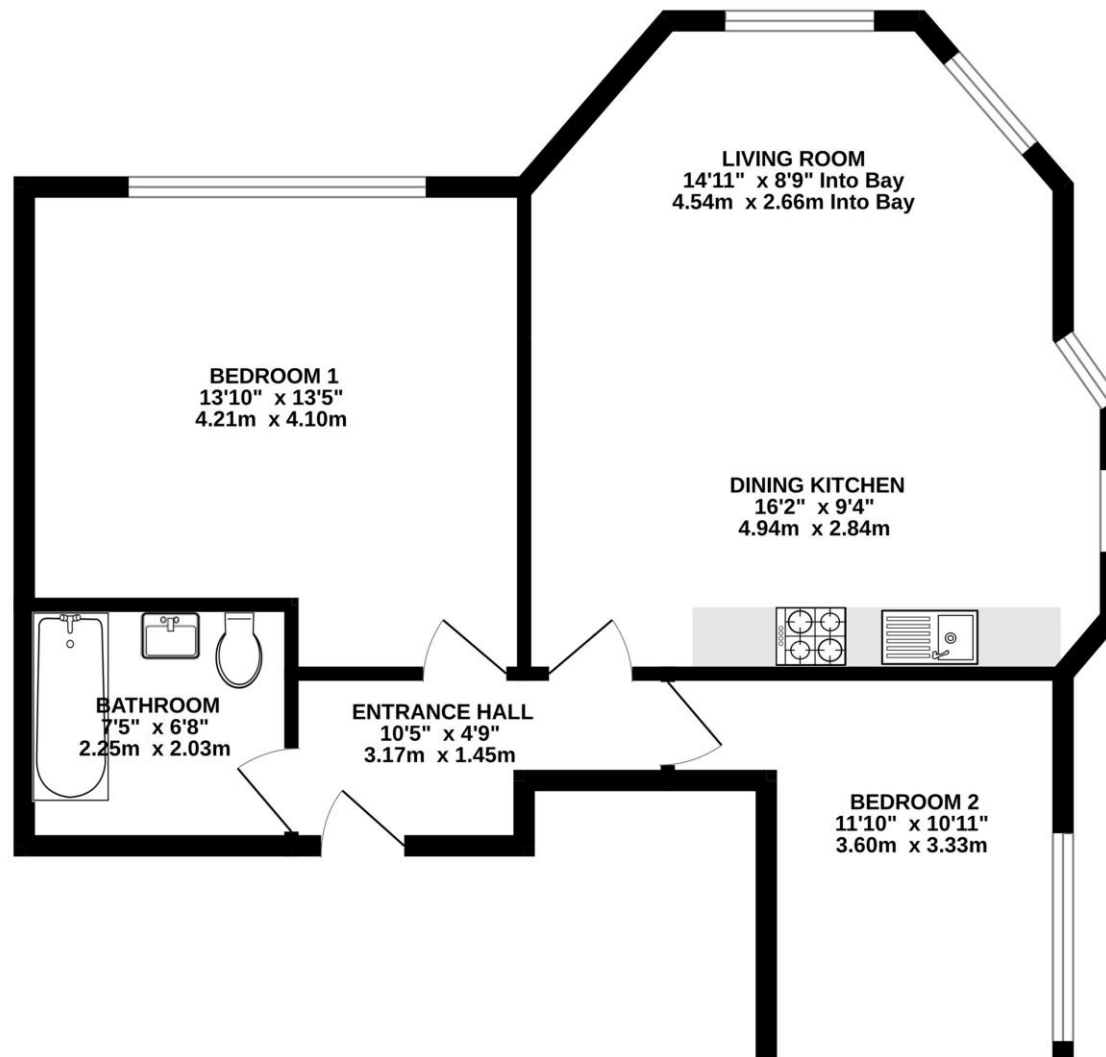
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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





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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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