



Apt 26 265 Palatine Road  
Northenden M22 4ET  
£195,000

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# Apt 26 265 Palatine Road Northenden M22 4ET

£195,000

Offered for sale with no onward chain, this stylish modern apartment is located to the second floor of a purpose-built development.

Residents are able to enjoy the close proximity to all of the amenities of Northenden Village, plus easy access to plenty of green space and pleasant walks alongside the nearby River Mersey: The Pennine Way footpath passes through the area.

A communal entrance hallway leads to a choice of a lift or stairs to the upper floors. A private entrance to the property opens into an entrance hallway. Enjoying a pleasant dual aspect, an open-plan living room/modern dining kitchen forms the heart of the apartment, with doors accessing a balcony with space for a table and chairs.

The property has two well-proportioned double bedrooms, both with fitted wardrobes. A contemporary bathroom is fitted with a white suite, with shower above the bath. The bathroom is of a Jack & Jill format, with doors enabling access from the hallway, or from the principal bedroom.

The development lies on main bus route leading into Manchester and it is within half a mile of the M56 motorway. Didsbury village is only a short distance away, with plentiful bars, restaurants and a wide range of shops.

Electric gates provide secure access to the car park where the property has a designated parking space. There are also maintained communal gardens. An early internal inspection is strongly advised.

Tenure: Leasehold  
Council Tax: Manchester B

- Two Double Bedrooms
- Stylish Open-plan Living Space
- Balcony
- Modern Bathroom
- Second Floor Position
- Communal Gardens
- Secure Gated Parking
- Convenient Position
- No Onward Chain

## Communal Entrance Hallway

Choice of Stairs or Lift to Second Floor

## Private Entrance to Apartment

## Entrance Hallway

## Open-plan Kitchen Living/Dining Room

17'2 red to 11'7 x 21'2

## Balcony

## Bedroom One

8'9 x 13'7

## Bedroom Two

10'7 x 8'6

## Bathroom

8'9 x 8'2

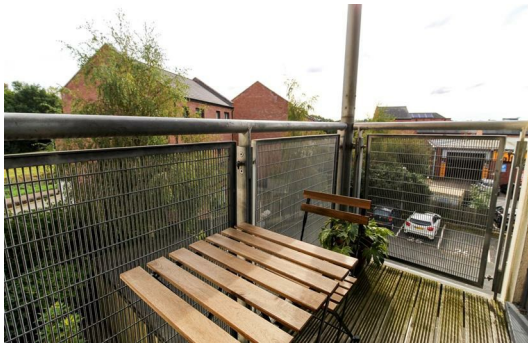
## Externally

Electric gates open to a car park with allocated space.  
Communal gardens.

## Additional Information

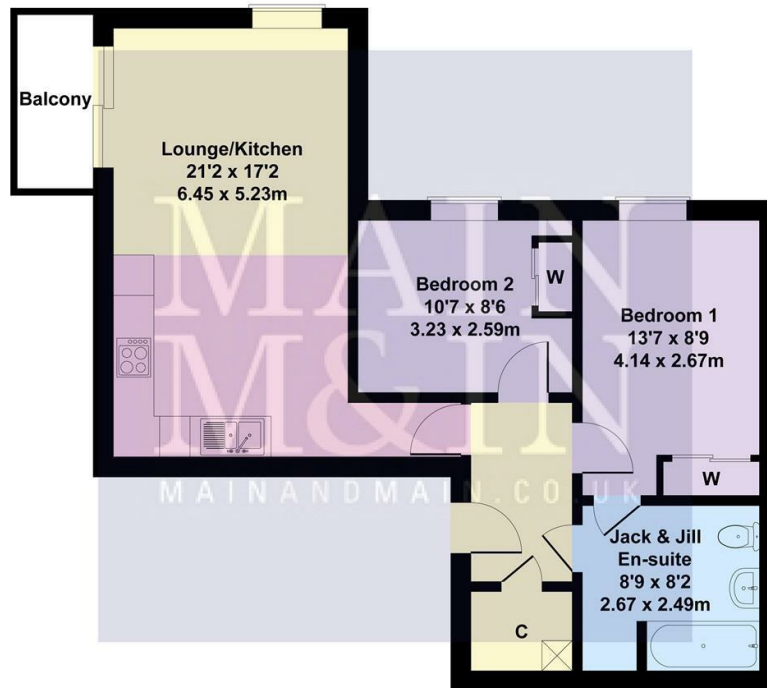
Leasehold: 105 years remaining, ending: 01/01/2132  
Ground Rent: £300pa  
Service Charge: £194pcm / £2,328pa





## Palatine Road

Approximate Gross Internal Area  
633 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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