



**GASCOIGNE
HALMAN**

Parrs Wood Road, East Didsbury
£200,000.00

THE AREA'S LEADING ESTATE AGENCY



This beautifully presented one bedroom flat offers an exceptional opportunity for first-time buyers, investors or those seeking a stylish first floor apartment located in a desirable location and purpose built apartment block. The property boasts a thoughtfully designed layout that maximises both space and natural light and an immaculate finish throughout. Situated only moments from Fletcher Moss Park, local amenities and excellent transport links with ample resident parking to the rear of the property and well-maintained communal areas.

Property details

- A Stylish and Immaculately Presented First Floor Apartment
- Modern Fitted Kitchen and a Large Open Plan Living/Dining Room
- Good Size Double Bedroom with Fitted Wardrobes
- Contemporary Three-Piece Shower Room
- Ample Resident Parking and Well-Maintained Communal Gardens
- Located Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park



About this property

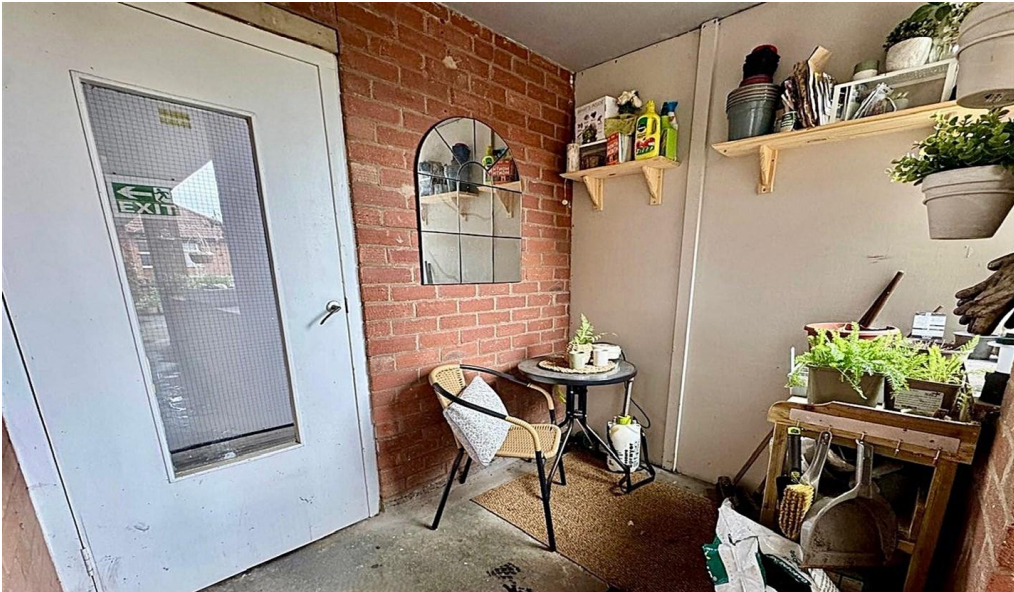
Upon entering, you are greeted by a welcoming hallway that leads to a generous open-plan living and dining area, featuring contemporary décor and ample space. The modern kitchen is fitted with a range of sleek wall and base units, integrated appliances and practical worktop space. The spacious double bedroom benefits a fitted wardrobe. The stylish shower room is finished to a high standard, comprising a three-piece shower room.

The property is conveniently located for a wide range of local amenities, including shops, cafes, restaurants, Fletcher Moss Park and excellent transport links. With well maintained communal areas and ample resident parking, the property is ideal for a wide range of buyers.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.







DIRECTIONS

M20 5QT

COUNCIL TAX BAND

A

TENURE

Leasehold

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

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

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

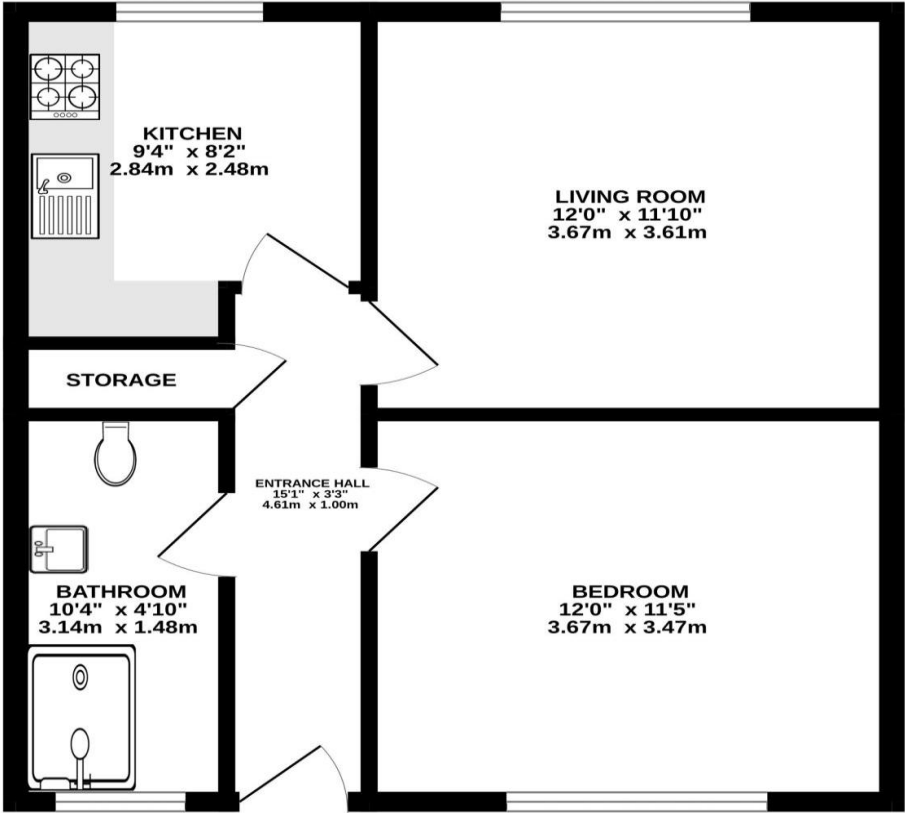
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
469 sq.ft. (43.6 sq.m.) approx.





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