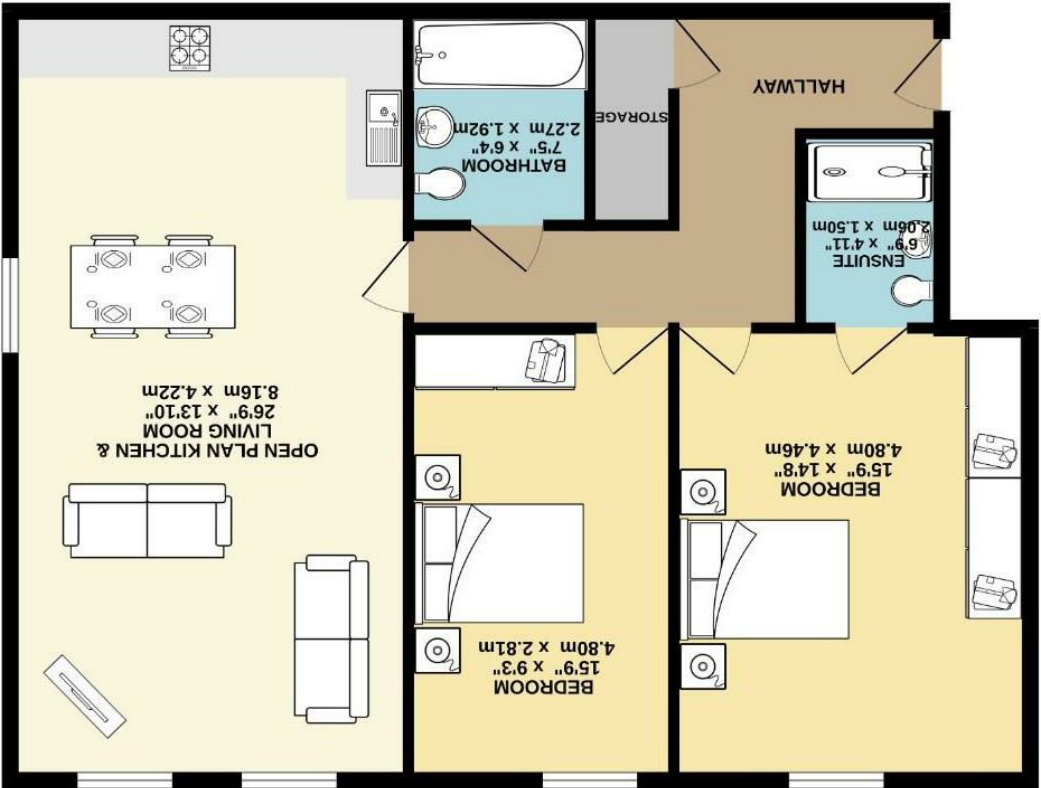


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.







### The Property

A stunning TWO DOUBLE BEDROOM apartment forming part of a RECENTLY CONSTRUCTED and EXTREMELY POPULAR purpose built development, set opposite CAVENDISH ROAD PARK and being within a SHORT STROLL of BURTON ROAD and its array of bars, restaurants and the tram stop. 915 sq ft.

Enjoying a ground floor position, the beautifully presented living space enjoys a welcoming communal entrance hall with access to the front and rear, private entrance hall with generous built-in storage cupboard, impressive dual aspect open plan living/kitchen area with a range of fitted units, integrated appliances, ample space for lounge & dining room furniture and Amtico flooring, two excellent double bedrooms both with ample wardrobe space, with the master enjoying a contemporary en-suite shower room, and the main bathroom with modern white suite and chrome fittings and the property also includes a fully integrated Texecom Premier Elite security system.

Externally, there is allocated residents and visitor parking to the rear.

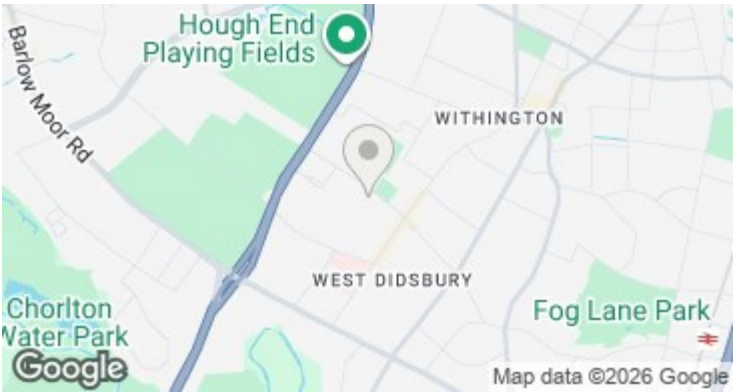
Ground rent: £285pa  
Lease: 999 years remaining from 2017 (Ground rent is reviewed 10 yearly based on the Index of Retail Prices)  
Service charge: £119.48 per month  
Management company: Placekeeper Management (5 stars on Google reviews)

- Stunning apartment
- Open plan living/kitchen
- Two spacious double bedrooms
- Bathroom & En-suite shower room
- Managed by Placekeeper Management Ltd
- No ESW1 required
- Allocated residents parking
- Ground floor position
- West Didsbury Location
- Close to Burton Road & Metrolink



### Directions

M20 1NB



Postcode - M20 1NB

EPC Rating - B

Floor Area - 915.00 sq ft

Local Authority - Manchester City Council

Council Tax - D

8 Toddbrook Close, West Didsbury M20 1NB

£348,000

