



20 CENTRAL ROAD, M20 4ZD
£280,000



DESCRIPTION

A STUNNING TWO DOUBLE BEDROOM TOP FLOOR APARTMENT FORMING PART OF AN ATTRACTIVE VICTORIAN PERIOD CONVERSION IN THE HEART OF LEAFY WEST DIDSBURY. BEAUTIFULLY PRESENTED THROUGHOUT WITH A BALCONY OFF THE PRINCIPAL BEDROOM AND RESIDENTS' PARKING.

Occupying a superb top floor position within an elegant Victorian conversion, this beautifully presented apartment offers stylish and spacious accommodation extending to approximately 745-SQFT.

The location is undoubtedly one of the property's strongest selling points. Situated just moments from Burton Road and within easy reach of West Didsbury Village, residents can enjoy an outstanding selection of independent cafés, bars, restaurants and shops. Excellent transport links are also close by, including the Metrolink, regular bus services, motorway networks and Manchester Airport, making this an ideal choice for both owner occupiers and investors alike.

In recent years the property has been thoughtfully updated throughout, creating a home ready to move straight into. The accommodation is approached via a private entrance with useful storage and comprises a welcoming landing, a generous lounge/dining room, contemporary fitted kitchen, two genuine double bedrooms and a modern bathroom fitted with a four-piece suite including separate shower and bath. A particular feature is the balcony accessed directly from the principal bedroom, providing the perfect spot to enjoy a morning coffee or unwind with an evening drink. Externally, the development benefits from residents' off-road parking and well-maintained communal surroundings.

Length of lease: 103 years. Ground rent: £100 per year fixed. Service charge: £143.

KEY FEATURES

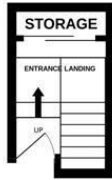
- Stunning top floor apartment
- Two genuine double bedrooms
- Contemporary fitted kitchen
- Balcony off the principal bedroom
- Sought-after West Didsbury location
- Attractive Victorian period conversion
- Spacious lounge/dining room
- Modern four-piece bathroom suite
- Residents' off-road parking
- Approximately 745-SQFT of accommodation



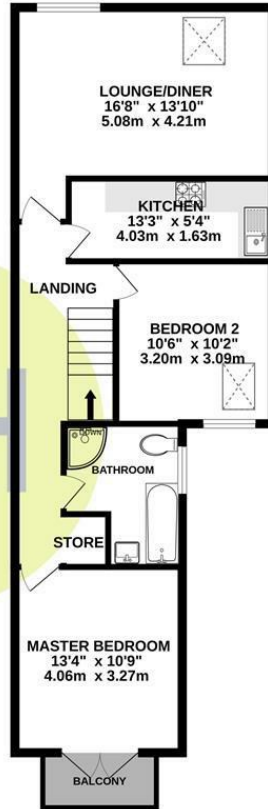




ENTRANCE FLOOR
66 sq.ft. (6.1 sq.m.) approx.



UPPER FLOOR
679 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK



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