

Flat 10, Brankgate Court Lapwing Lane, West Didsbury, Manchester, M20 2PD

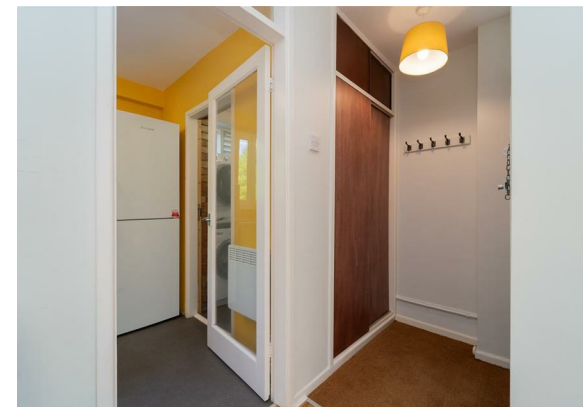


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ESTATE AGENTS

# Offers In The Region Of £245,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A TWO DOUBLE BEDROOM, first floor apartment within Brankgate Court on Lapwing Lane in West Didsbury. Situated just off the ever-popular Burton Road in West Didsbury, this property is positioned perfectly, close to the boutique shops, cafes, bars, and restaurants in the area plus Cavendish Park, ideal for bike riding and walks. Easy access to transport links including the Metrolink station on either Burton Road or Lapwing Lane, giving direct access to Manchester city center. This well-planned accommodation comprises a private entrance hall, a good-sized lounge, a fitted kitchen through to a shared Utility room, a double bedroom with built in storage a three-piece shower room and a second double bedroom. The apartment has also been recently refurbished offering modern interiors throughout, including a contemporary fitted kitchen and bathroom suite, hardwood flooring to the living room and newly installed electrical, plumbing and heating systems. Well-maintained communal gardens, and access to a shared, secluded lawned garden. Further advantages include gated rear parking and a garage. An internal viewing is highly recommended to fully appreciate the accommodation on offer and the prime location.





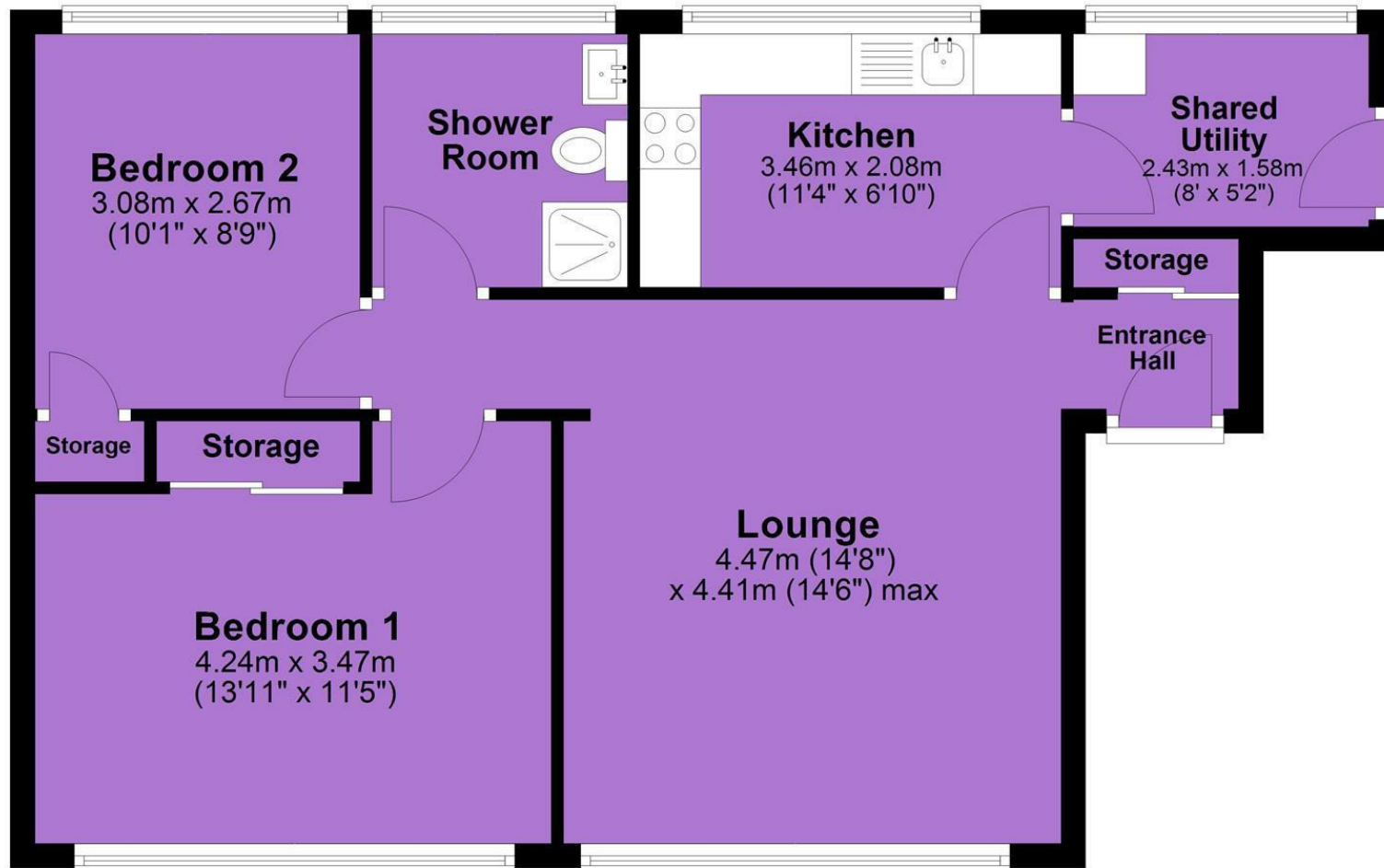
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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