



**GASCOIGNE  
HALMAN**

Glenhaven House 10-12, Clyde Road, West Didsbury  
**£299,950.00**

THE AREA'S LEADING ESTATE AGENCY







A well-presented and spacious top floor apartment, located only moments from the ever popular Burton Road with its array of independent shops, bars, restaurants and excellent transport links. Boasting two double bedrooms, a light and airy living/dining room with a separate modern fitted kitchen. Situated in a private gated development with allocated parking and secure telephone entry. Ideal for first time buyers and investors alike.

## Property details

- A Well Presented and Spacious Top Floor Apartment
- Entrance Hallway, Three Piece Bathroom Suite and Useful Storage Cupboard
- Two Excellent Sized Double Bedrooms
- Large Living/Dining Room and a Separate Modern Fitted Kitchen
- Gated Development, Allocated Parking and a Balcony
- Located Only Moments from Burton Road with its Array of Independent Shops, Bars, Restaurants and Excellent Transport Links



## About this property

Internally the property is located on the top floor of a period apartment block.

The accommodation comprises: entrance hallway with a useful storage cupboard. A contemporary three piece bathroom suite, a light and airy living/dining room with an attractive sky light. A modern fitted kitchen with a further skylight and two large double bedrooms. The primary bedroom benefits from a balcony with lovely views over West Didsbury.

Externally the property is gated with allocated parking to the rear.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Burton Road will provide easier access into Manchester City Centre and the Media City.







## DIRECTIONS

M20 2WH

## COUNCIL TAX BAND

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## TENURE

Leasehold

900 year lease with 874 years remaining

Service Charge £1900 per annum

Ground Rent £100 per annum,

## 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 RATING

Viewing strictly by appointment.

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## 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

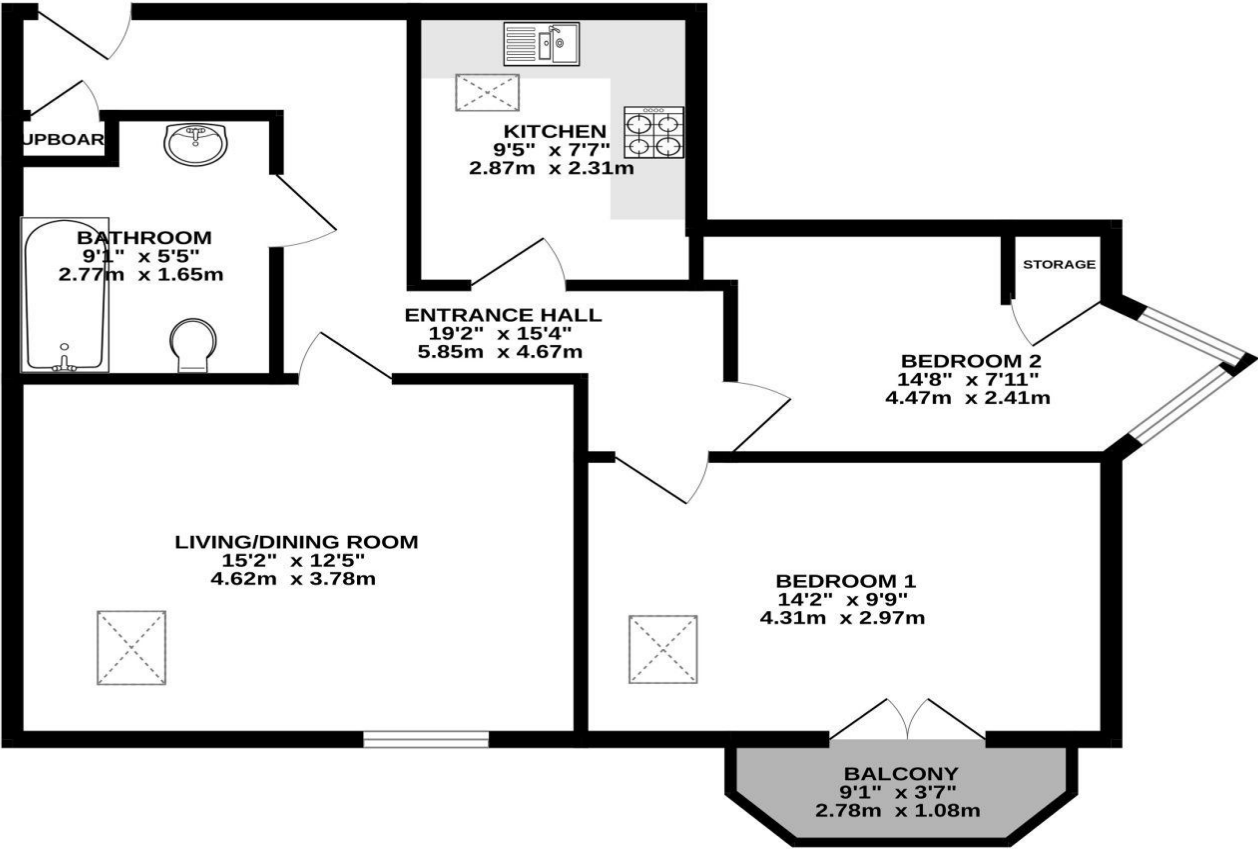
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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**SECOND FLOOR**  
662 sq.ft. (61.5 sq.m.) approx.





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