



FLAT 4 60-62 OLD LANSDOWNE ROAD, M20 2WU
£230,000

2 1 1



DESCRIPTION

****WATCH OUR VIDEO TOUR**** A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT THAT FORMS PART OF A STUNNING PERIOD CONVERSION IN THE VERY HEART OF WEST DIDSBURY. The property benefits from ALLOCATED PARKING and beautifully maintained South West facing communal grounds. The apartment enjoys a high standard of presentation throughout and a highly impressive recently fitted shower room. Further benefits include newly fitted Venetian Blinds, security alarm, intercom, double glazing and gas central heating. Situated in what is arguably one of the most sought after locations within South Manchester close to BURTON ROAD home to many of the independent shops, bars and restaurants this area is renowned for. Excellent transport links are also within easy walking distance including the Metrolink Network which is just 0.2 miles from the property. In brief the accommodation comprises: Welcoming entrance hallway, open plan living/kitchen area, master bedroom with bay window, second double bedroom and a beautifully appointed shower room which was fitted in 2019. Externally there is allocated parking and well maintained communal grounds. LEASEHOLD 985 YEARS REMAINING. Council Tax Band B - £1341.43PA. Ground Rent £100PA. Service Charge £162.47PCM.

KEY FEATURES

- Two double bedroom first floor apartment
- Just 0.2 miles from the Metrolink Network
- Allocated off road parking
- Highly sought after West Didsbury location
- Presented to an excellent standard throughout
- Beautifully maintained communal grounds





'A superb opportunity to purchase this beautifully presented two double bedroom first floor apartment situated in the heart of West Didsbury'

DIMENSIONS

Entrance Hallway

Allocated Parking

Living Room/Kitchen

Communal Gardens

16'0" x 12'9" (4.90 x 3.91)

Master Bedroom

12'9" x 10'4" (3.91 x 3.15)

Bedroom Two

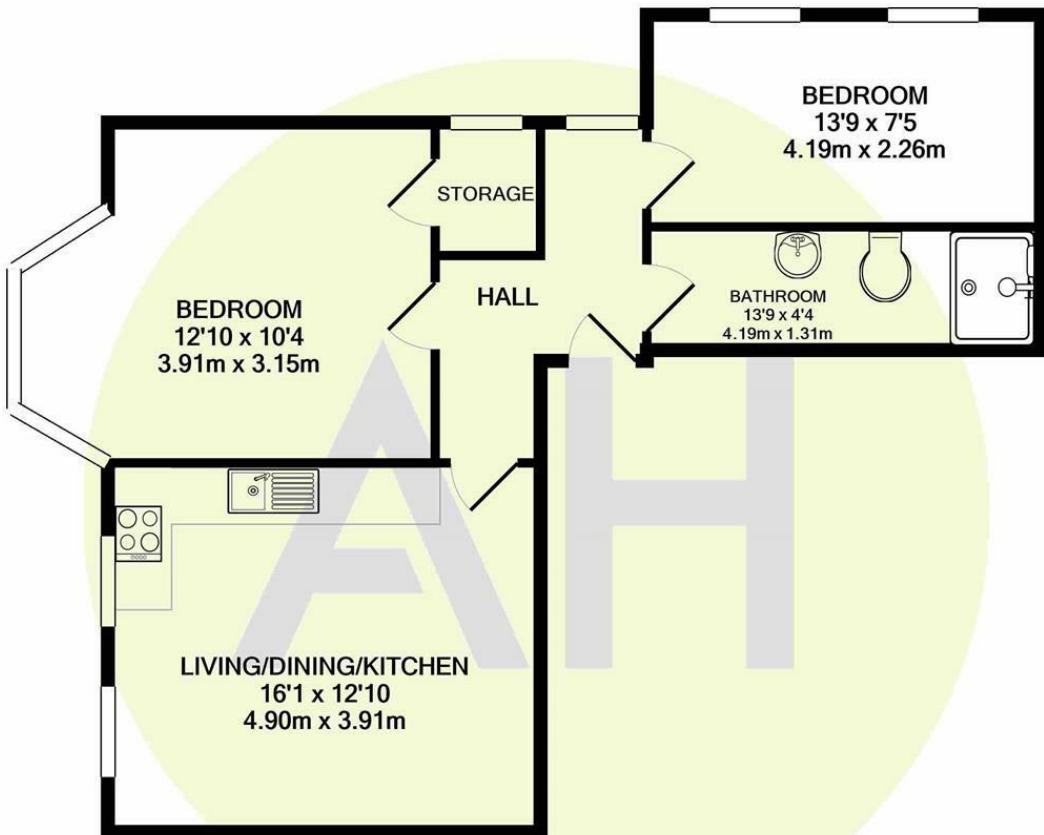
13'8" x 7'4" (4.19 x 2.26)

Bathroom

13'8" x 4'3" (4.19 x 1.31)

Externally

FLOOR PLANS



TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.

