

PHILIP JAMES
KENNEDY

1 WOODS END, 135A BARLOW MOOR ROAD

WEST DIDSBURY, MANCHESTER M20 2PW



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ONE OF THE MOST EXCLUSIVE APARTMENTS TO BE RELEASED THIS YEAR, A STUNNING HIGH SPECIFICATION AND LUXURIOUS APARTMENT LOCATED WITHIN THE PRESTIGIOUS 'WOODS END' DEVELOPMENT, WITH A PRIVATE SOUTH FACING LANDSCAPED GARDEN. 1004 sq ft. Reception hallway with laundry room and wash room, spectacular contemporary living area with full height picture windows, overlooking the gardens, under floor heating & integrated audio, designer 'Siematic' kitchen with quartz worktops and integrated appliances, two double bedrooms served by an en suite bathroom and wet room. Undercroft parking with separate secure storage

- Garden Apartment • Executive Development • Private Landscaped Garden • High Specification Kitchen • Two Double Bedrooms • Two Bathrooms • Fashionable West Didsbury • Two Allocated Parking Spaces •

Offers in the region of £449,950



PROPERTY SUMMARY

An immensely attractive and spacious garden apartment located in exclusive 'Woods End' development. Being one of only sixteen apartments, the contemporary developments sits in beautiful landscaped gardens and benefits undercroft car parking, with two allocated spaces, with lifts serving all floors. The development enjoys an enviable position located within walking distance of both Didsbury and West Didsbury villages, with the River Mersey Conservation Area within easy reach.

The apartment has extensive and versatile accommodation extending to 1004 sq ft, in addition to large private professionally landscaped private gardens measuring 1208 sq ft. Finished to the very highest specification the property features including a designer 'Siematic' Kitchen with quartz worktops, contemporary 'Roca' bathrooms with 'Hans Grohe' fittings, full height picture windows in the living area with bespoke 'Voiles' privacy curtains, underfloor heating with limestone tiling and integrated audio and media.

Entrance Hallway with a solid oak door and limestone tiled flooring. Video entry system. Storage cupboard. Internal oak doors giving access to Living Area, Bedrooms, Laundry Room and Wash Room.

Laundry Room, with a continuation of the limestone tiled flooring. Plumbing and space for a washing machine and dryer. Central heating boiler. Ample space for additional storage.

Wash Room, with Roca fittings providing a W.C and wash basin. Extensive tiling.

36'5" x 15' Contemporary Living Area, a spectacular and stylishly presented open living and dining area, beautifully proportioned measuring in excess of 36 ft and flooded with natural light by full height picture windows overlooking the landscaped gardens, in addition to patio doors opening to the fully enclosed south facing private gardens, fitted with bespoke 'Voiles' privacy curtains. Elevated ribbon windows. Ample space for dining table and chairs suitable for entertaining. Underfloor heating with tiled limestone tiling. Fully integrated audio and media. Open plan through to

Kitchen area, fitted with a high specification 'Siematic' kitchen with a range of crafted handless units with solid quartz work tops and glass splash backs. There are a range of integrated 'Neff' appliances including oven & grill, halogen hob with canopy extractor fan, microwave, dishwasher fridge and freezer. Feature polished concrete tiling to one wall.

13'10" x 10'1" Master Bedroom, forming part of the master suite including bedroom, dressing room and bathroom is a beautifully proportioned and styled master bedroom with sliding patio glazed doors running the full width of the room providing access to the private garden. Integrated media and audio.

The Master Bedroom is served by the 7'10" x 7'10" Ensuite Bathroom, beautifully styled with a 'Roca' suite with 'Hans Grohe' fittings providing an oval freestanding bath with wall taps wand hand held attachment, a separate shower area with opaque screen, a wide basin with mahogany drawer storage beneath and a W.C. There is extensive tiling and a vertical ribbon obscure window.

7'10" x 6'7" Dressing Room, with a range of bespoke fitted wardrobes with tiered hanging rails and drawer storage.

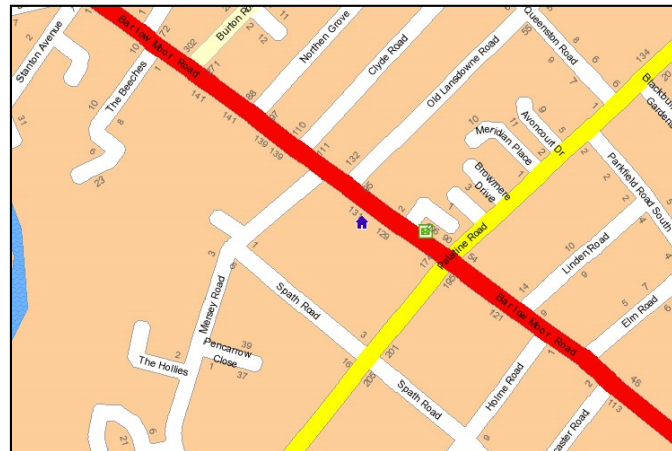
15'7" x 10'8" Bedroom Two, a second well proportioned double bedroom with a westerly facing window. Ample space for fitted or freestanding bedroom furniture.

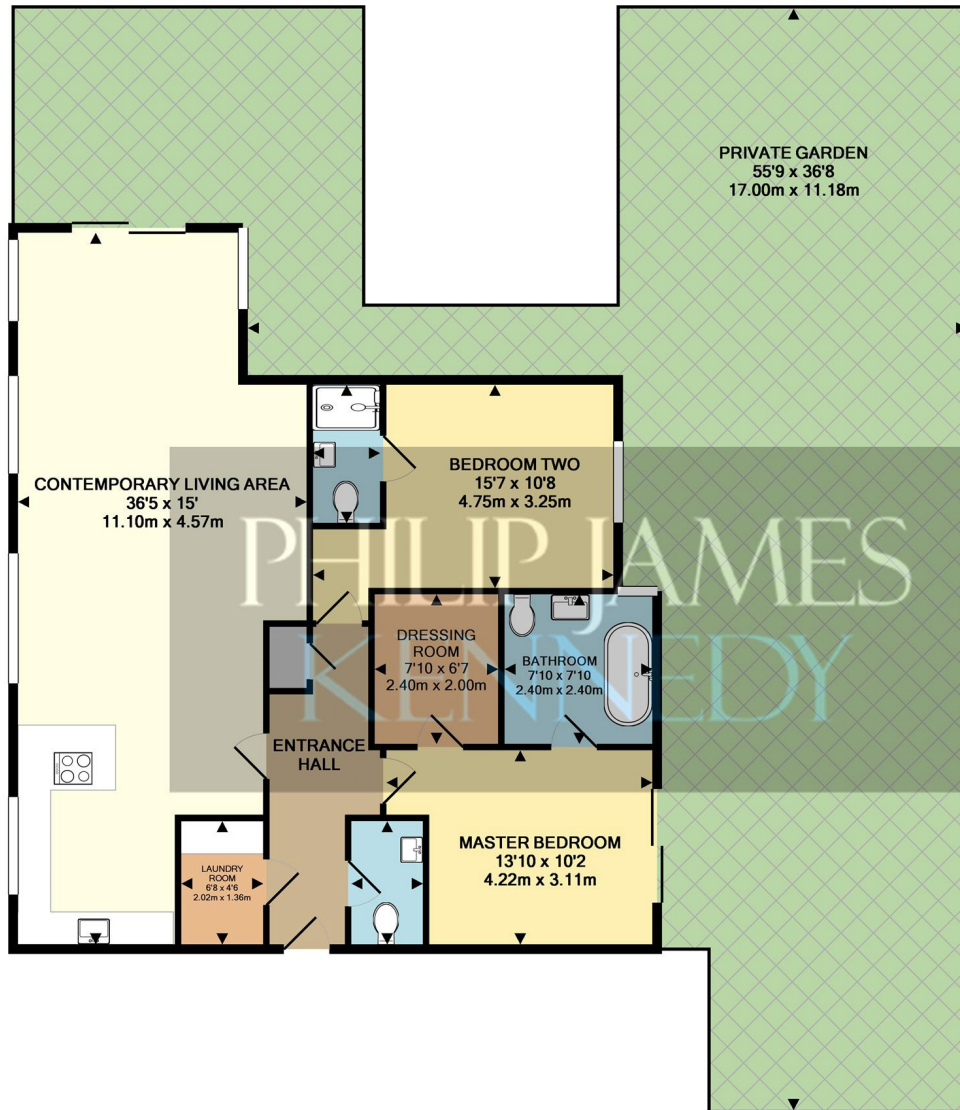
The second bedroom is served by a stylish Wet Room 'Roca' suite with 'Hans Grohe' fittings providing a shower area, wall hung basin and a W.C. Extensive tiling to all walls with a mirrored splash back.

The apartment boasts magnificent south facing private gardens measuring 1208 sq ft. Professionally landscaped and laid with black slate tiling and hardwood decking, providing a perfect space for barbeques and entertaining. There are garden borders stocked with a variety of plants, bamboo, trees and high clinker built fencing providing a high level of privacy.

The development is approached via remote controlled gates allowing access to the undercroft parking area, where there is one allocated space, in addition there is access to the secure storage 'cave' with fitted shelving providing a valuable storage area. From the undercroft parking area is a lift serving all floors. There is another allocated parking space on the ground level car park.

A truly magnificent apartment of fantastic proportions in a first class location.

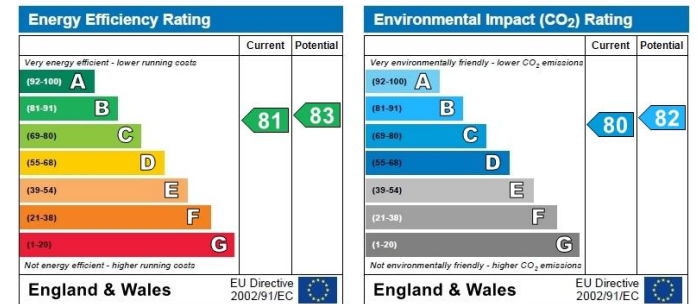




TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.2 SQ.M.)

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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