

# JULIAN WADDEN







Flat 14 Lansdowne House,  
Didsbury  
Guide price £275,000





Square Footage: 1018  
Council Tax Band: C  
Tenure: Leasehold  
Service Charge: £615.29/ quarter  
Sat Nav Directions: M20 6UJ

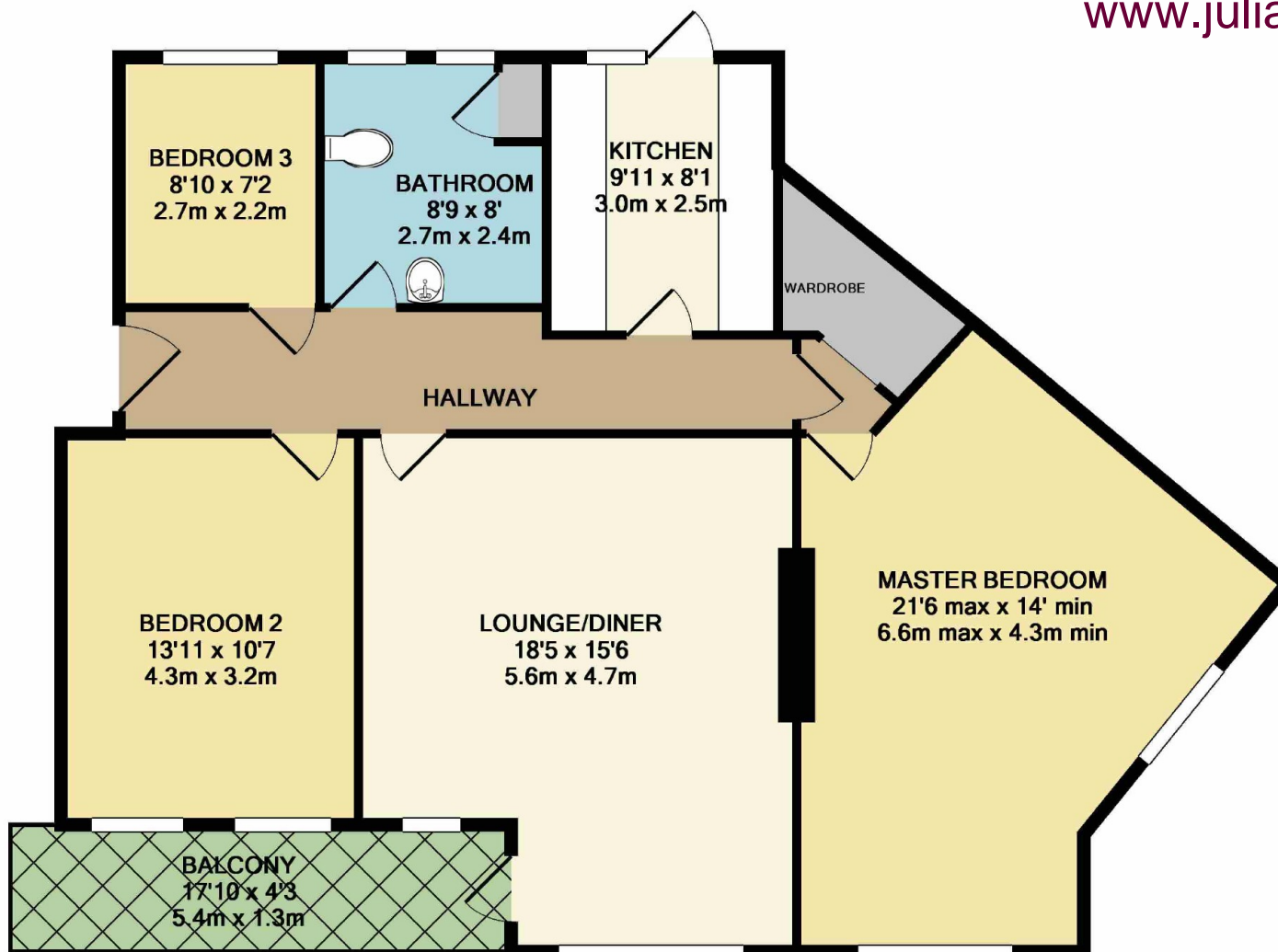
A very spacious, and superbly positioned apartment which enjoys a southerly facing aspect on the Dene Road side of this very well regarded development, right in the heart of Didsbury village. The apartment is on the first floor, with a corner position and really excellent room sizes, and is bound to appeal to young professionals as well as those downsizing or looking for an ideal lock up and leave property. In need of some decorative updating, it enjoys a private balcony, whilst there are communal gardens and gated residents parking at the rear with external access from the rear into the apartment as well as from the secure communal entrance at the front.

The accommodation comprises a 24ft long hallway, a bright and sunny lounge/ diner with 2 windows to the front aspect and access to the balcony, a modern fitted kitchen with rear access leading down to the parking area at the rear, and a shower room which has been adapted to incorporate a walk in shower enclosure.

The Master bedroom is a fantastic size with dual aspect windows from its excellent corner position, built in wardrobes and a further walk in wardrobe which gives potential to create an en-suite if desired (subject to any necessary consents). The second bedroom is also a generous double, whilst the third bedroom is still an excellent size.

Externally there are attractive communal gardens at the rear and side of the development, whilst the secure gated parking area is accessed from South road.





TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.5 SQ.M.)  
Made with Metropix ©2018

Didsbury Branch  
764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311  
didsbury@julianwadden.co.uk | www.julianwadden.co.uk

Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

**JULIAN  
WADDEN**

FOR FACTS STATS AND ALL THINGS DIDSBURY VISIT  
WWW.DIDSBURYPROPERTYBLOG.COM

rightmove

The Property  
Ombudsman