

JULIAN WADDEN





Apt 10 Chapel House,
Didsbury
Guide price £750,000



Square Footage: 1501
Council Tax Band: G
Tenure: Leasehold
Service Charge:
Sat Nav Directions: M20 2EQ

What an opportunity - the first re-sale of one of these exceptional apartments in Chapel House, part of the exclusive St James Place development. This wonderful 2/3 bedroom duplex apartment occupies 2 levels at the rear of this characterful building and incorporates some stunning feature windows and period features, whilst also offering contemporary living spaces with no less than 3 outdoor terraces. With access via the secure communal entrances, and lift and stair access to the upper floors, it also benefits from two secure underground parking spaces.

The accommodation on the lower level of the apartment is made up of a large entrance hall with useful storage room, the master bedroom complete with contemporary fitted wardrobes, plantation shutters and double doors leading to a private terrace as well as having a modern shower room en-suite. The second bedroom, also has fitted wardrobes, shutters and a private terrace, whilst the study/occasional bedroom looks out through the central chapel feature windows which extend up through an opening to the living space above. The stunning family bathroom is also on this level.

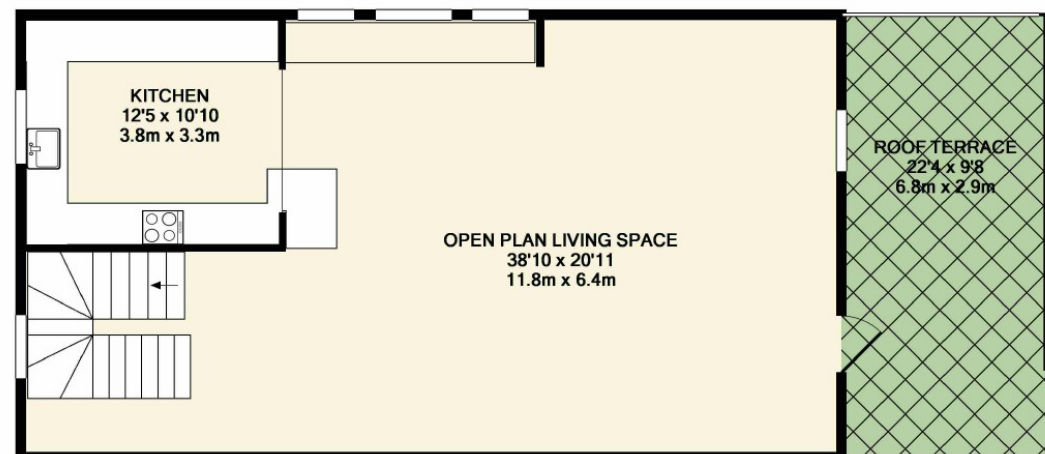
On the upper floor you will find the huge open plan living space which extends to over 38ft in length with the focal point being the central chapel feature windows with an internal glass balcony. To the sides are more stunning Gothic style windows, whilst the beautiful ceiling and walls retains the original corbels, decorative plaster panel moulds and finials all providing rich character so rarely found. The contemporary kitchen area is seamlessly occupying a large corner of this space, fitted with a comprehensive range of units with granite style work tops and breakfast bar and high specification appliances. To the side, a glazed door opens to a large roof terrace with glass balustrade to the rear elevation.

Externally this development is known for its beautiful communal grounds and gardens, whilst this apartment has 2 allocated parking spaces in an underground car park which has internal access into Chapel House. A useful bin and bike store are also accessed from the underground area.





LOWER LEVEL
APPROX. FLOOR
AREA 712 SQ.FT.
(66.1 SQ.M.)



UPPER LEVEL
APPROX. FLOOR
AREA 789 SQ.FT.
(73.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.4 SQ.M.)
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**JULIAN
WADDEN**

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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.