

# JULIAN WADDEN





66 Ballbrook Court, Wilmslow  
Didsbury  
Guide price £300,000



Square Footage: 834  
Council Tax Band: C  
Tenure: Leasehold  
Service Charge: £350/ quarter  
Sat Nav Directions: M20 3GT

This is not your average Ballbrook Court apartment! Positioned in a unique top floor position at the rear of the development, this 834 sq ft 3 double bedroom apartment has no adjoining neighbours and enjoys lovely tree top views. It has been given a contemporary make over to create loft style living with stunning features such as sliding glass doors, attractive wooden flooring, modern radiators and a re-fitted kitchen to name just a few, and further benefits from a garage in a detached block.

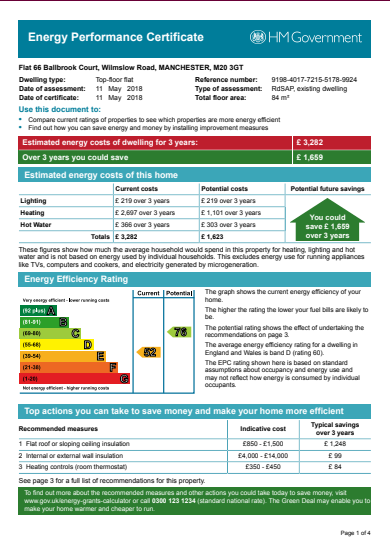
The accommodation is accessed via the well maintained communal entrance and stairwell and comprises a huge central hallway with wooden flooring which flows into the main living spaces, a large lounge/ dining room with picture window, the re-fitted kitchen with contemporary units and modern appliances and with a door which leads to the rear balcony area giving access to a useful storage cupboard, the bin store and rear staircase.

The master bedroom is an excellent size, and like the 2 other double bedrooms enjoys wooden flooring and the contemporary glass sliding doors which when open help to create lovely flowing accommodation throughout.

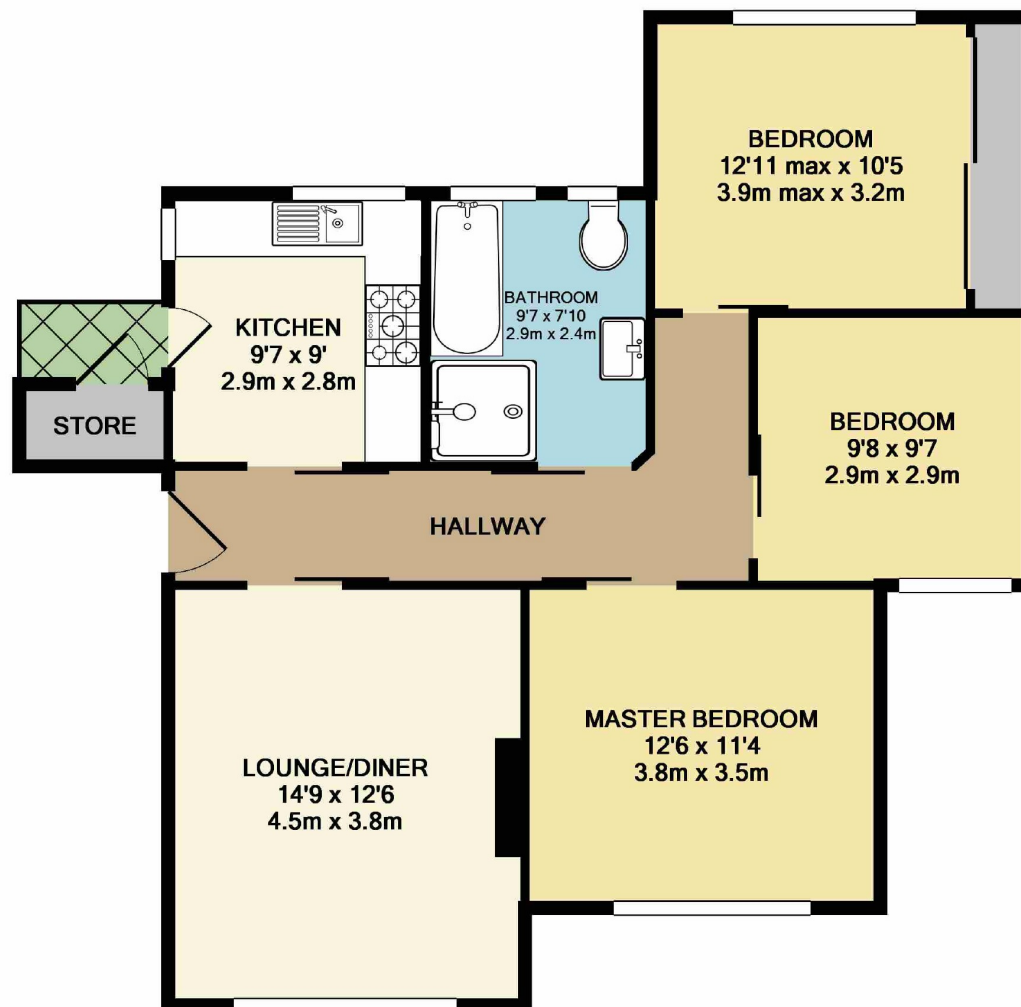
The fully tiled, large family bathroom houses an oversized walk in shower enclosure, a full sized bath, square hand wash basin and low level WC.

Externally, Ballbrook Court enjoys particularly well maintained and generous communal gardens and there is an abundance of residents parking for a number of cars in addition to the bonus of the garage, set in a detached block at the side of the development.

If you are looking for a very generous contemporary apartment in a prime Didsbury location, with vacant possession and in move in condition, your search may just be over!







TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.4 SQ.M.)  
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