

JULIAN WADDEN



28 Bloomesbury Avenue
St James Park, Didsbury
Guide price £735,000



Square Footage: 1468
 Council Tax Band: F
 Tenure: Leasehold
 Service Charge:
 Sat Nav Directions: M20 2BN

An exquisite four bedroom townhouse offering luxurious and highly specified living accommodation across three levels, enjoying a prime Didsbury village location set within the inspiring & leafy St James Park development.

St James Park is an exclusive collection of beautifully converted heritage buildings and individually designed luxury homes, offering opulent living accommodation finished to an uncompromising specification. Beautifully styled & perfectly connected, this gated development is located moments away from the heart of Didsbury Village, where residents can enjoy an abundance of independent café bars, restaurants and boutiques, as well as Didsbury Park on the doorstep.

Carefully selected by our client from new and incorporating numerous upgrades, the property occupies arguably one of the best plots within the Sandhurst House phase, boasting a stunning south facing sun terrace and private garden. The property comprises; welcoming entrance hallway, downstairs powder room/cloaks, large store, an opulent open plan living dining room measuring over 19ft with access to a private courtyard garden. A beautifully designed kitchen complete with a full range of premium Neff appliances, matte black handleless doors and contrasting Quartz granite work surfaces completes the ground floor.

To the first floor are three well proportioned bedrooms, all of which have been upgraded with bespoke built-in wardrobes providing generous storage. All rooms enjoy pleasant aspects over the development. The main family bathroom is also positioned on this level, complete with Villeroy & Boch sanitary ware and textured feature wall tiling.

The second floor accommodates an impressive double bedroom / media room with floor to ceiling glazing incorporating sliding doors leading onto a private sun terrace. The second floor could be used as a separate retreat/snug with direct access onto the south facing sun deck which captures the sun throughout the afternoon, into the evening, the ideal entertaining space.

Externally the property is approached via meticulously kept communal grounds and sweeping tree lined avenues with two allocated parking spaces included located directly beyond the garden. There is a private courtyard garden which is accessed off the living area with patio area and hedge surround. A large sun terrace extending over 19ft is positioned just off the second floor and has ample space for outdoor furniture.

A wonderful opportunity to purchase a stunning 4 bedroom home residing on a superb plot on this highly regarded development. Internal inspection highly recommended, contact our Didsbury office to arrange your viewing appointment.

Energy Performance Certificate 

28, Bloomersbury Avenue, MANCHESTER, M20 2BN

Dwelling type: Mid-terrace house Reference number: 0758-0954-7302-4556-0944
 Date of assessment: 15 December 2016 Type of assessment: SAP, new dwelling
 Date of certificate: 15 December 2016 Total floor area: 147 sqm

Use this document to:

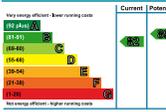
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: £1,842

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£234 over 3 years	£234 over 3 years	
Heating	£1,335 over 3 years	£1,335 over 3 years	
Hot Water	£273 over 3 years	£273 over 3 years	Not applicable
Totals	£1,842	£1,842	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



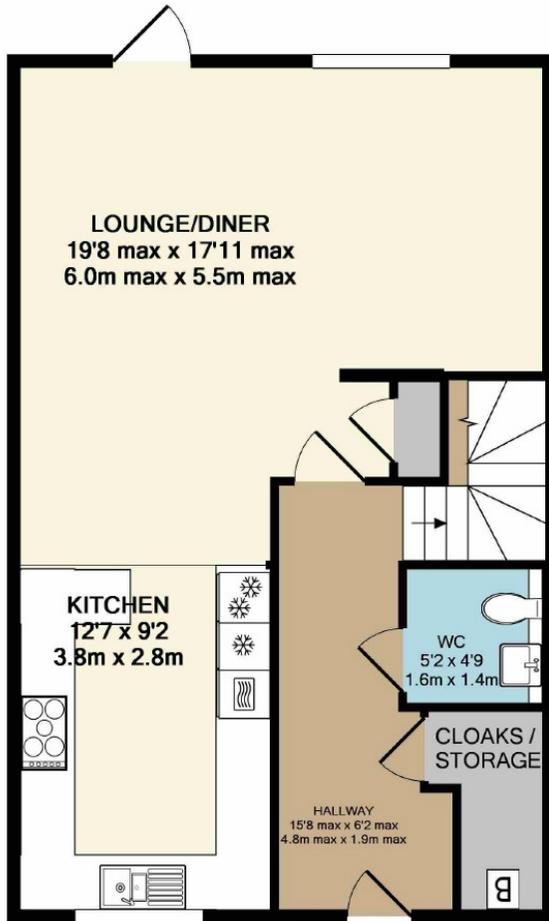
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

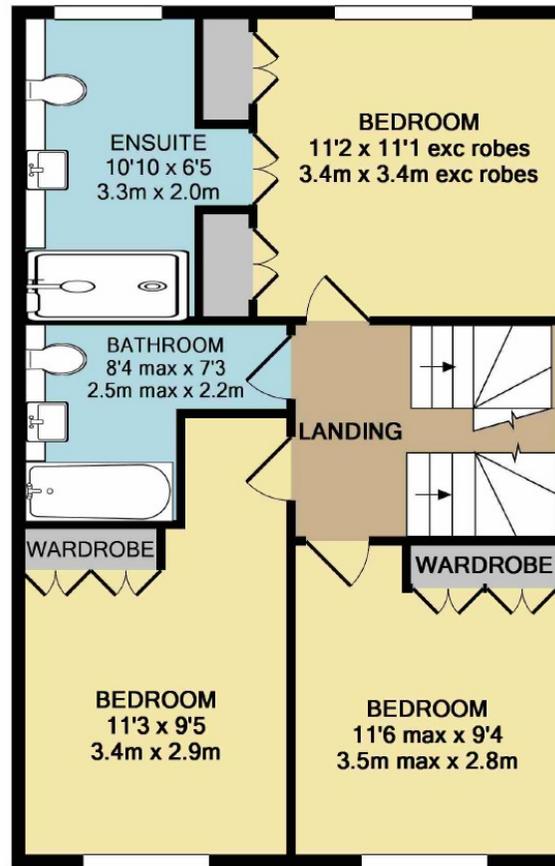
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£750

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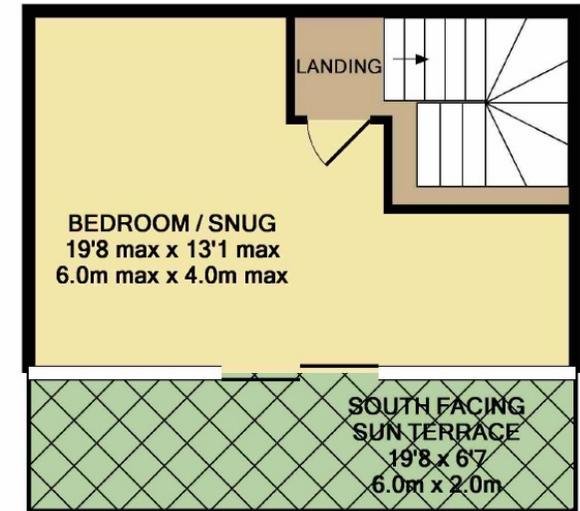




GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1468 SQ.FT. (136.4 SQ.M.)
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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.