



## Gillbrook Road, Manchester, M20

**£250,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 2

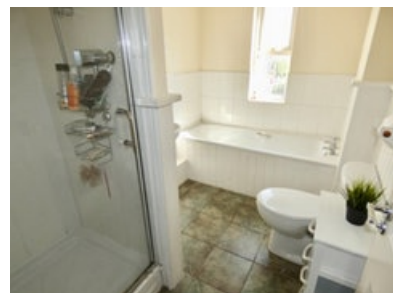
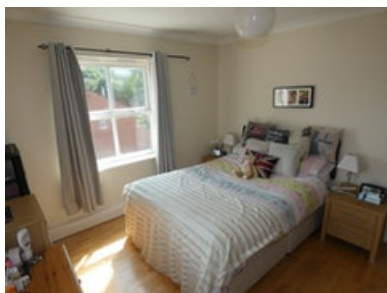
HouseSimple is pleased to present this property in Manchester.

## Key features:

- Penthouse Apartment in the Heart of Didsbury Village
- Two Double Bedrooms
- Allocated Parking
- Excellent Transport Links
- Adjacent to Didsbury Park
- Double Glazed
- Gas Central Heating

## Extra info:

- **Property Age:** 22 years
- **Council Tax:** Band D (£1646.02 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 999 years remaining  
**Ground Rent:** £100.00 per-annum  
**Maintenance:** £100.00 per-year  
**Maintenance Company:** tbc



Housesimple are offering for sale this superb two bedroom penthouse apartment. The accommodation is ideally situated on Gillbrook Road, a quiet road adjacent to Didsbury Park in the heart of Didsbury Village.

Currently owner occupied the accommodation has been carefully maintained and thoughtfully decorated to a good standard throughout. In brief, the property comprises; Open plan living space with dual aspect windows, kitchen, two double bedrooms, a family bathroom and generous storage. The kitchen features a combination of low level and eye level fitted units with some integrated appliances. The bathroom is tiled and features a four piece suite with freestanding shower. Externally, the property boasts secure access with private intercom system in addition to private allocated parking.

This stunning home offers notably bright and well appointed living quarters and would suit any professional who would enjoy a variety of local amenities on your doorstep including an enviable selection of restaurants, bars and shopping within a stone's throw of their new home. There are excellent transport links too - both Didsbury Village and East Didsbury stations are within minutes of the property offering convenient links into Manchester City Centre and around Greater Manchester.

This property would equally make an excellent acquisition for a buy to let investor who could expect a good yield and high occupancy rates due to the overwhelming popularity of the area.

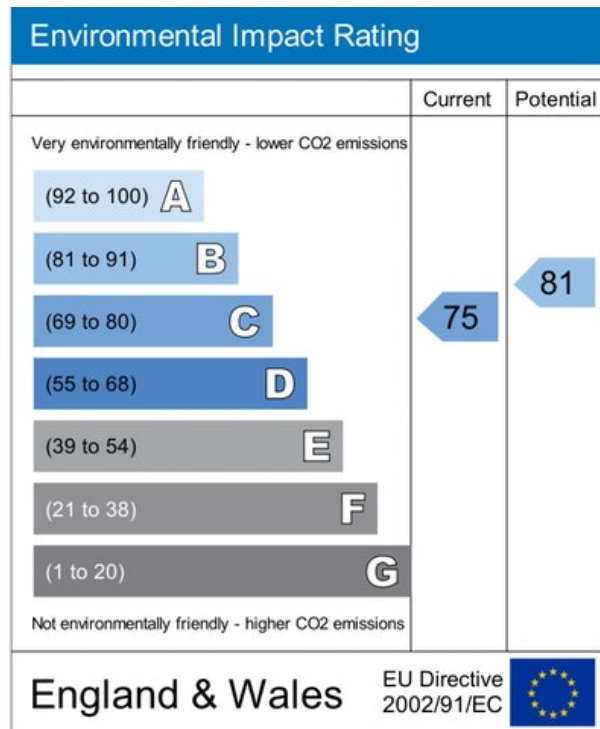
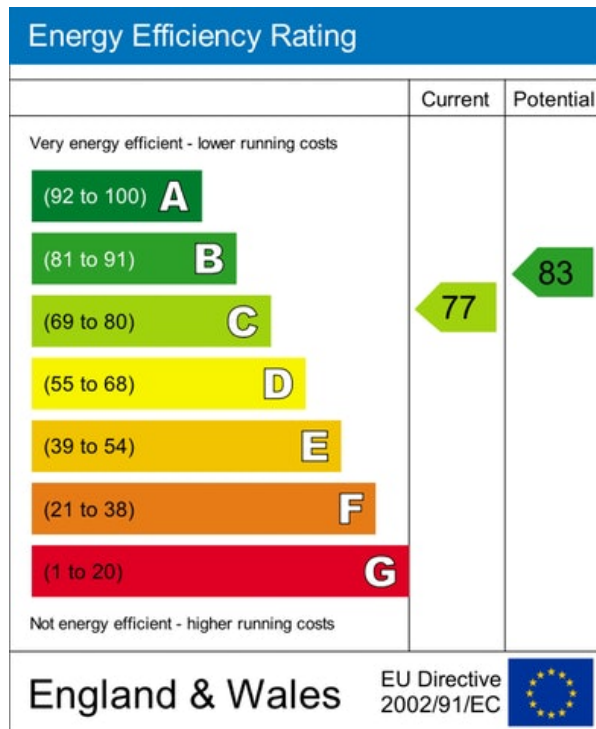
Leasehold TBC.

Viewing by appointment only.

## Floor plan:

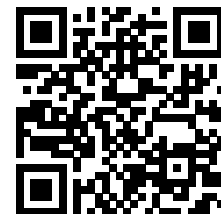


### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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