HUNTERS®

HERE TO GET *you* THERE



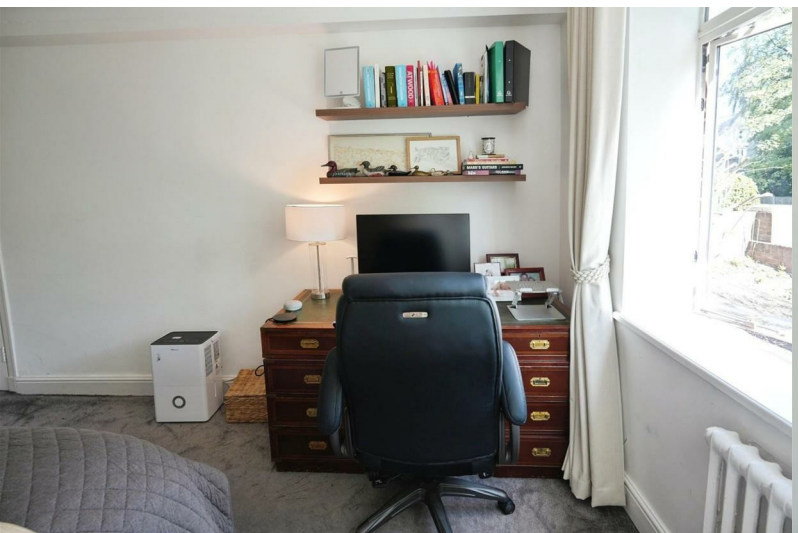
Wilmslow Road

Manchester, M14 6HY

Offers Over £140,000

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Council Tax: A





Appleby Lodge Wilmslow Road

Manchester, M14 6HY

Offers Over £140,000





- 1.5 miles from the Christie and Manchester University
- Communal Garden with Communal BBQ area.
- Recently re-decorated
- Public and private parking available
- Great transport links to Manchester City Centre (2.9 Miles away)
- Directly situated next door to Platfields Park
- 0.4 miles from the nearest Church and 0.38 miles from the nearest Mosque
- EPC - D
- Service charge and ground rent set at - £268.02 PM
- Lease 175 years remaining

Additional Info

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

In the vibrant heart of Fallowfield, this stylish one-bedroom flat off Wilmslow Road offers a delightful blend of classic charm and modern convenience. Spanning 570 square feet, this purpose-built apartment, constructed in 1939, showcases elegant art deco features that add character and sophistication to the living space.

The flat comprises a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom and a contemporary bathroom. The property also benefits from communal parking, with optional private parking.

One of the standout features of this apartment is its proximity to the picturesque Platt Fields Park, providing a rare opportunity not often found in dense city areas to experience nature and the park community just next door. Additionally, the flat is conveniently located just 1.5 miles from both Manchester University and the renowned Christie Hospital, making it an ideal choice for students, professionals, or anyone seeking easy access to these key locations.

Residents can also enjoy the communal garden with optional BBQ area for communal use. This property presents a wonderful opportunity to experience the lively atmosphere of Fallowfield while enjoying the comforts of a well-appointed home. Whether you are looking to invest or seeking a new place to call home, this charming flat is not to be missed.

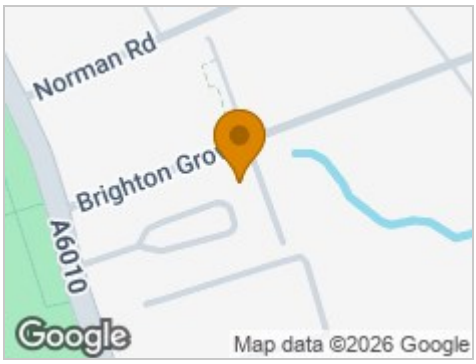








Road Map



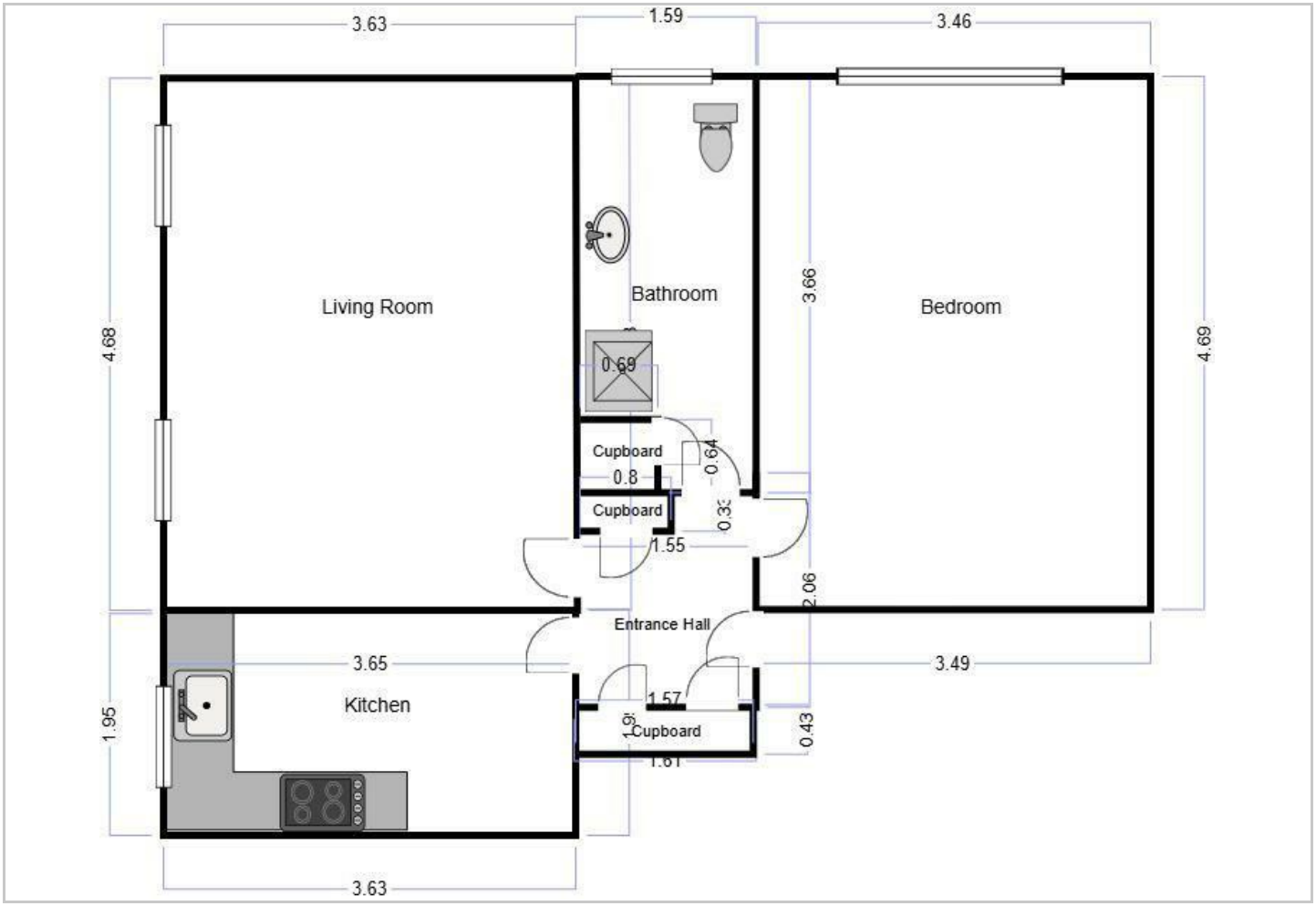
Hybrid Map



Terrain Map



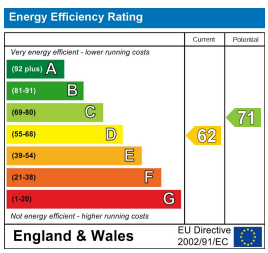
Floor Plan

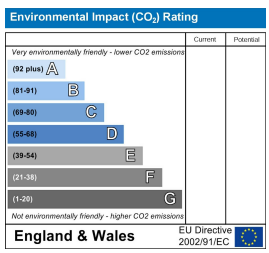


Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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