



Apt 29, 1 Benchill Road  
Wythenshawe M22 8BY  
£145,000



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# Apt 29, 1 Benchill Road Wythenshawe M22 8BY

£145,000

Located to the first floor of a modern purpose-built development, this attractive apartment is offered for sale with no onward chain involved.

The development is well-placed for amenities and transport networks: The M56/M60 motorway junctions are within easy reach, with the Metrolink tram service and Manchester Airport also readily accessible.

The property will appeal to owner-occupiers and investors alike: These apartments are always popular due to them featuring two well-proportioned bedrooms. A spacious open-plan living room leads to a fitted dining kitchen which has a number of integrated appliances. There is a bathroom which is fitted with a white suite, with shower above the bath. An entrance hallway with inbuilt storage and a modern video entry intercom completes the accommodation.

The development features maintained communal gardens and secure allocated parking, with electrically-operated gates.

The apartment is presented in very good decorative order, having recently benefited from redecoration in a fresh, contemporary grey and white palette.

Sensibly-priced and chain-free, an early internal inspection is strongly advised in order to appreciate this most appealing property.

Tenure: Leasehold  
Council Tax: Manchester B

- Gas Central Heating
- PVCU Double Glazing
- First Floor Position
- Modern Development
- Spacious Open-Plan Living Room
- Kitchen with Dining Area
- Two Double Bedrooms
- Bathroom with White Suite
- Secure Parking
- No Onward Chain

Communal Entrance Hallway  
Stairs to first floor and private entrance to apartment.

Entrance Hallway  
With modern video entry intercom.  
Built-in storage.

Open-plan Living Room/Dining Kitchen  
22'5 x 13'6 red to 11'10

Bedroom One  
13'0 red to 10'9 x 9'4

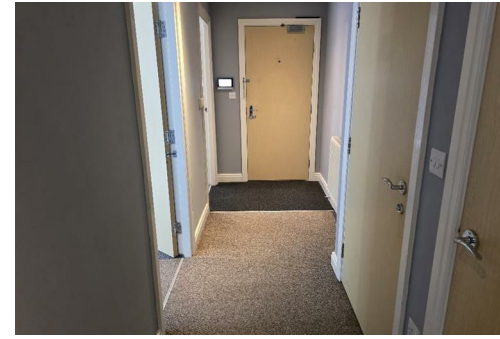
Bedroom Two  
10'8 red to 8'11 x 9'4

Bathroom  
8'8 x 6'6

Externally  
Maintained communal grounds.  
Secure electric gated parking with allocated space.

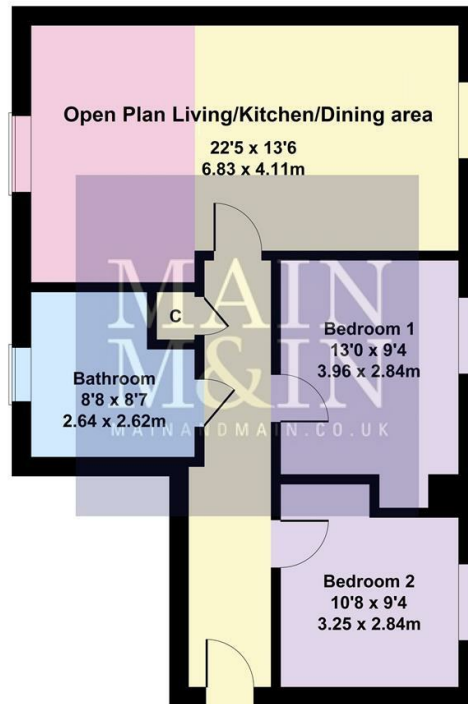
Tenure Information  
976 years remaining of a 999 year lease which commenced on 1/1/2003.  
Ground Rent: £150 PA  
Service Charge: £1,732.22 PA/£144.35PCM





## Benchill Road

Approximate Gross Internal Area  
679 sq ft - 63 sq m

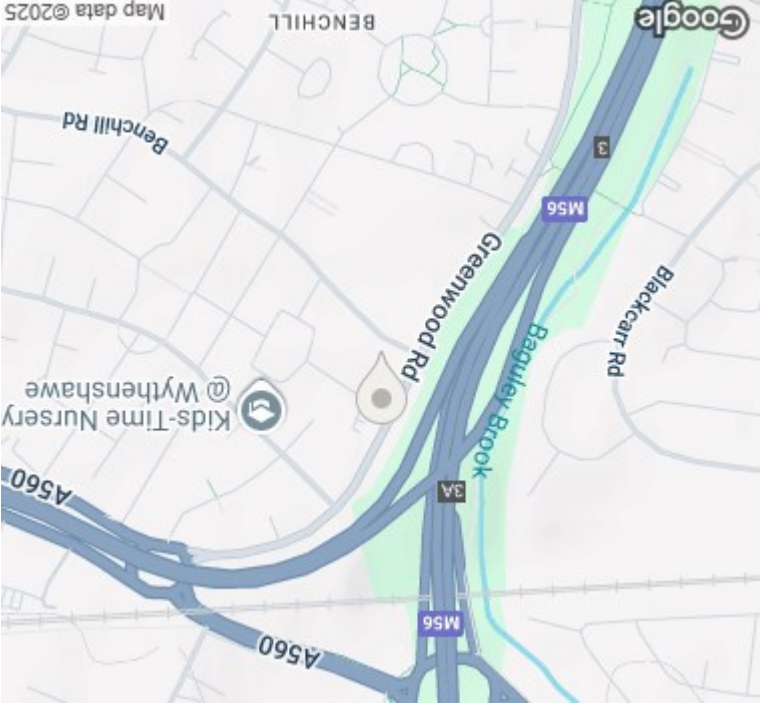
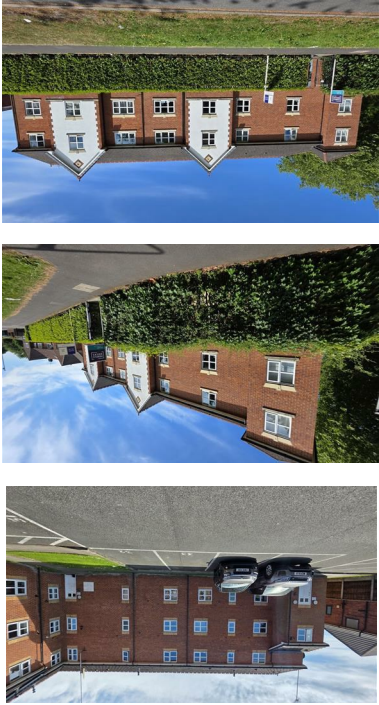


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current		
Potential		
81		
82		

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		
Current		
Potential		

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