



265 Palatine Road  
Northenden M22 4ET  
Asking Price £210,000

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# 265 Palatine Road Northenden M22 4ET

Asking Price £210,000

A very well presented First Floor, Modern Two Bedroom Apartment.

Situated within Northenden Village and close to Northenden Golf Course, this lovely apartment lies on the first floor. Within the communal hallway is access to both a lift and staircase. The block lies on main bus route and is within half a mile of the M56 motorway. Didsbury village is only a short drive away.

The apartment comprises: Entrance Hall, Utility Cupboard, Living Room/Kitchen/Diner. Two Bedrooms, Refitted Luxury Bathroom/WC. Outside are communal facilities as well as a car park with designated parking (space 17).

This apartment is well worth a viewing.

- Double Glazing
- Electric Heating
- Intercom System
- Two Double Bedrooms
- Refitted Bathroom/WC
- Designated parking
- Village location

Communal Hallway leading to Apartment

Entrance Hall  
11'8" x 4'6"

Utility Cupboard  
8' x 3'8"

Living Room/Kitchen  
22'1" x 11'  
Fitted Units, Integrated Dishwasher, Fridge/Freezer, Induction Hob, Oven.  
Sliding Glazed door to Juliet Balcony.

Bedroom One  
13' x 8'6"  
Built in Wardrobes

Bedroom Two  
10'7" x 9'4"

Jack & Jill Bathroom/WC  
8'7" x 8'1"  
Modern White Suite to include Bidet, and shower over bath.  
Wall Tiling

Outside  
Communal Facilities to include Bike Store  
Car Parking Space 17

Lease/Service charge details  
Leasehold 125 years from 2007.  
Service Charge £194 per month  
Ground Rent £300 per annum (vendor has applied to have this capped)

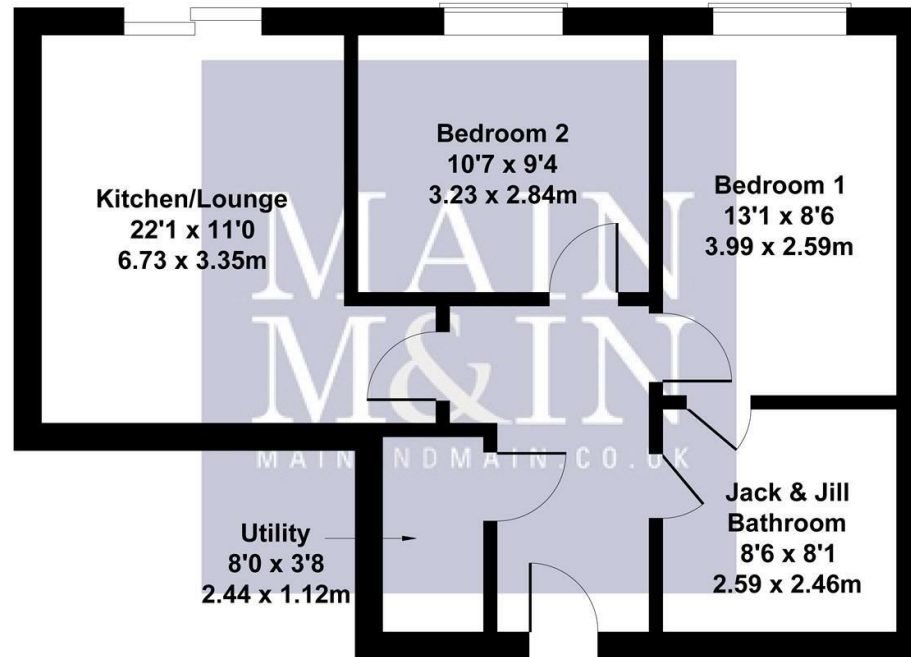


Tenure: Leasehold  
Council Tax: Manchester City  
Council B



## Palatine Road

Approximate Gross Internal Area  
579 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338





Company Registration No. 5615498

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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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 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 CO2 emissions	
Current	
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