

Yew Tree Flat, Mayfair Mansions Mersey Road, Didsbury, Manchester, M20 2PY



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £440,000



VIDEO TOUR AVAILABLE A TWO DOUBLE BEDROOM, first floor apartment within this highly popular development, positioned off Mersey Road in Didsbury. Within a short stroll from both Didsbury Village and Burton Road with its array of independent boutique shops, popular bars and restaurants. Metrolink stations on Burton Road and Didsbury village give you direct access into the City centre, Manchester International Airport and Media City. The well-planned accommodation consists of a communal entrance with staircase to the first floor, a private entrance/reception hallway, a lounge/dining room with a stunning bay window, a fitted kitchen, two double bedrooms the master bedroom benefits from an en-suite three-piece shower room, a four-piece family bathroom with laundry facilities and a study. This apartment benefits from being warmed by gas fired central heating, secure parking, useful chamber cellars providing storage and communal gardens.



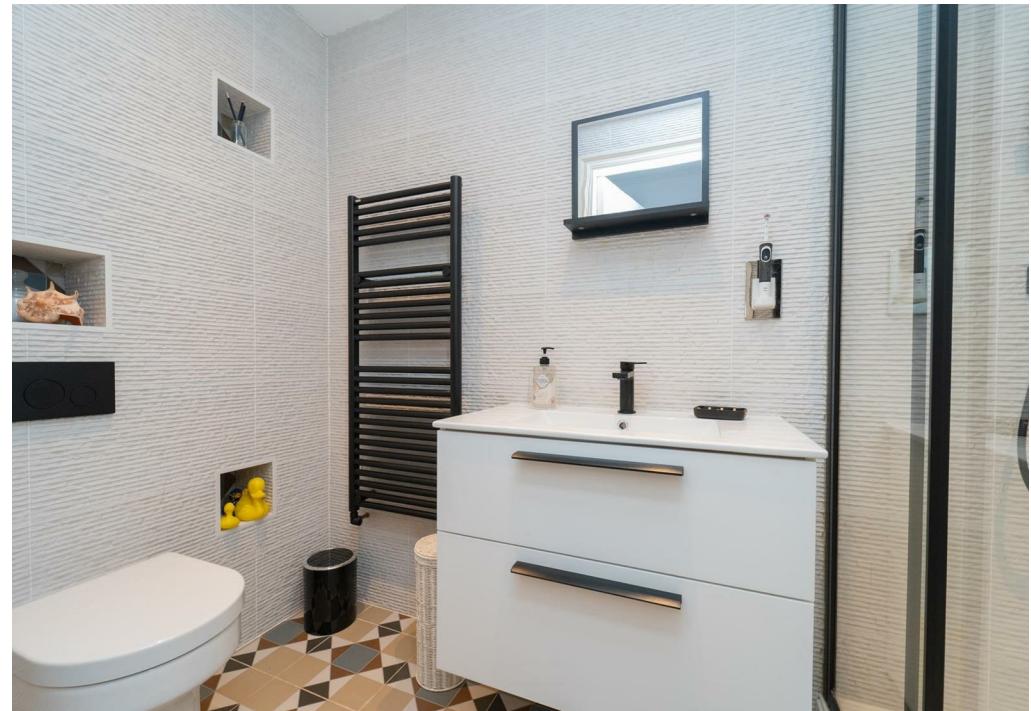


EPC Chart

Energy Efficiency Rating

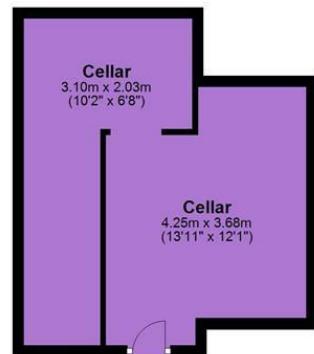
Rating	Score Range	Notes	Current	Potential
A	(92 plus)	Very energy efficient - lower running costs		
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)			
F	(21-38)			
G	(1-20)	Not energy efficient - higher running costs		

EU Directive 2002/91/EC



Tenure: **Leasehold** Council Tax Band: **D**

Cellar



First Floor



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