



SCALA APARTMENTS, WILMSLOW ROAD, MANCHESTER

£140,000 Leasehold

1 bed flat

Stylish 1-Bedroom Top-Floor Apartment in the Heart of Withington

Proudly presenting this stylish and modern one-bedroom top-floor apartment, ideally situated in the highly sought-after and vibrant area of Withington Village, close to the border of Didsbury.

Built in 2018 on the former historic site of Withington's Scala Cinema, this well-presented apartment offers contemporary living in a convenient location, making it an excellent choice for first-time buyers, young professionals, those looking to downsize or investors.

The apartment is one of the larger one-bedroom properties within the development and benefits from excellent natural light, including floor-to-ceiling windows in the spacious double bedroom and floor-to-ceiling windows in the living area.

Accommodation

The property comprises:

- * Large open-plan living and kitchen area
- * Spacious double bedroom
- * Modern shower room
- * Secure communal entrance
- * Lift access
- * Additional stair access
- * Secure fob entry and individual door security codes
- * No onward vendor chain

Open-Plan Living & Kitchen

The impressive open-plan reception room with floor-to-ceiling windows and kitchen provides a generous and versatile space for both relaxing and entertaining.

Approx. 5.40m × 3.96m

The floor-to-ceiling windows provide plenty of natural light and contribute to the bright, contemporary feel of the apartment.

Double Bedroom

A particularly spacious double bedroom, benefiting from floor-to-ceiling windows, providing excellent natural light and a comfortable amount of space for bedroom furniture and storage.

Approx. 5.03m × 2.87m

Shower Room

A modern shower room measuring approximately:

1.49m × 2.85m

Location

The apartment is situated in the heart of Withington Village, offering an excellent selection of cafés, takeaways, restaurants, shops and everyday amenities right on the doorstep.

There are excellent transport links nearby, providing convenient access towards Manchester City Centre, Manchester Universities, Didsbury and surrounding areas.

Christie's Hospital is approximately a 10-minute walk away, making the location particularly convenient for hospital staff and visitors.

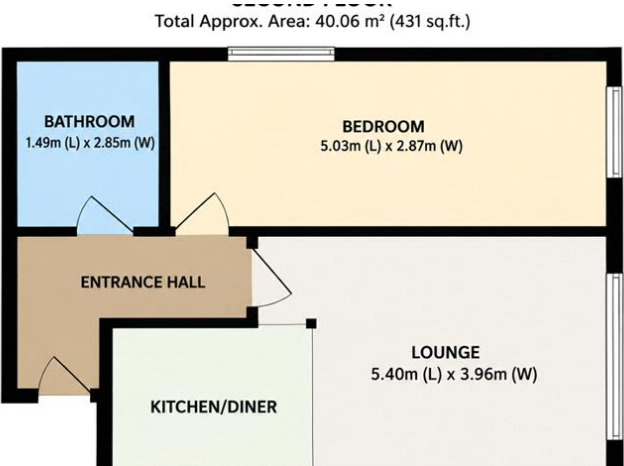
With Costa Coffee located below the development and a wide range of local amenities close by, residents can enjoy the convenience of village living while remaining well connected to Manchester.

Investment Opportunity

The property has previously achieved rental income of approximately £1000 per month, making it an attractive option for buyers considering an investment property.

Viewing is highly recommended to appreciate the size, layout, natural light and convenient location of this modern Withington apartment.

Council Tax Band: B
Tenure: Leasehold (242 years)
Ground Rent: £150 per year
Service Charge: £935.62 per quarter

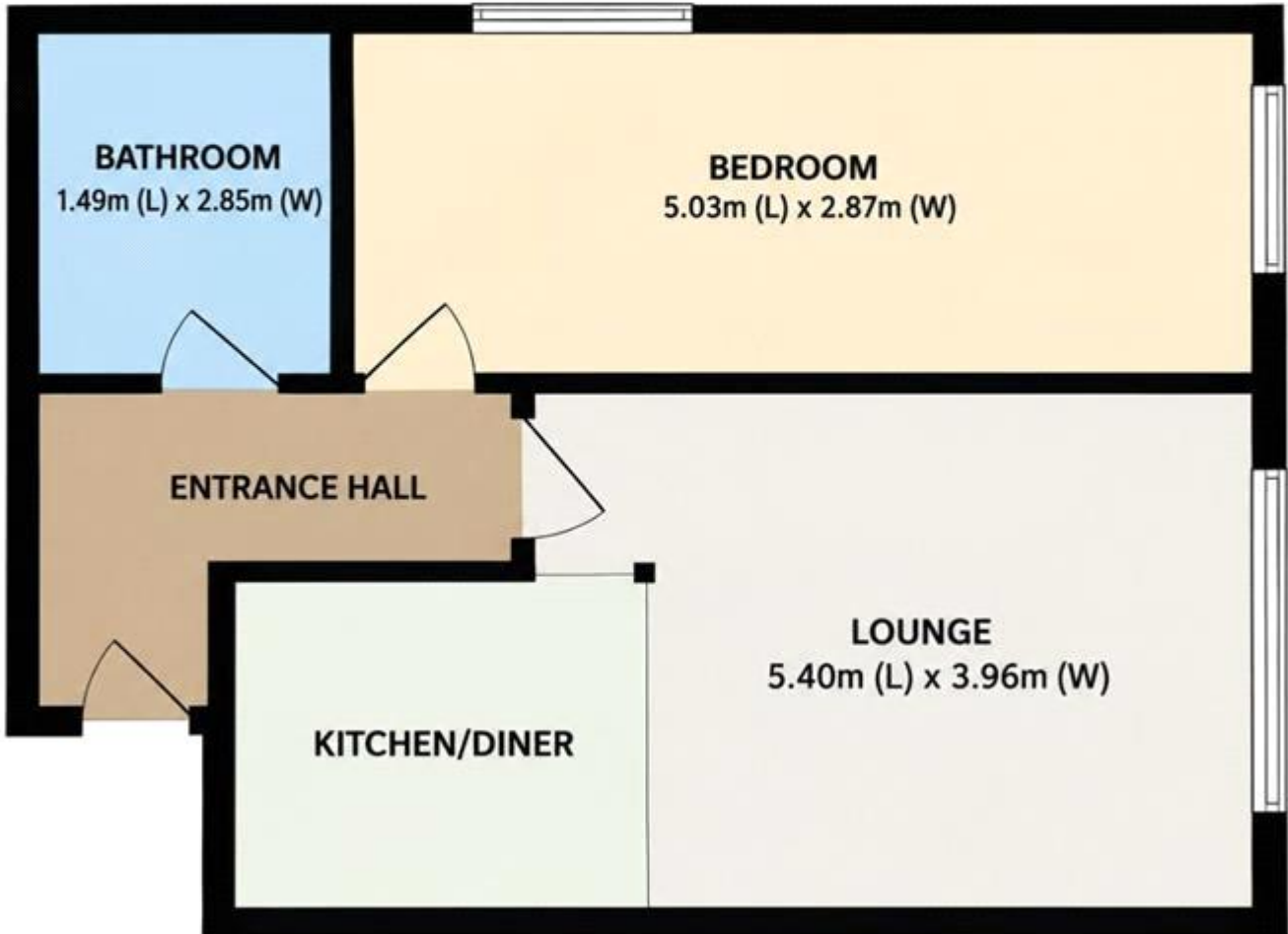


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

SECOND FLOOR

Total Approx. Area: 40.06 m² (431 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.