



EPC:
Waiting

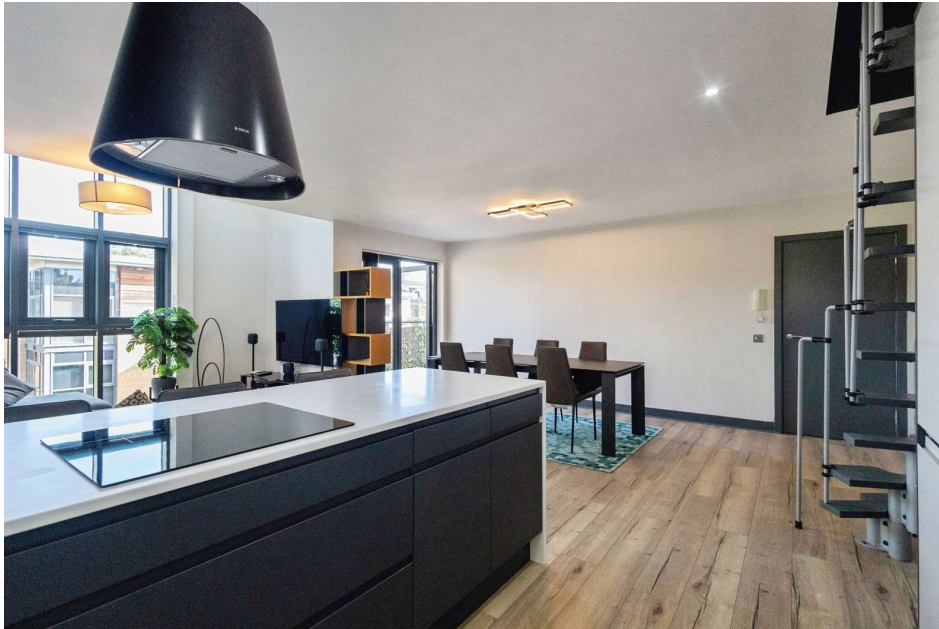
Larke Rise, Didsbury, Manchester

Asking Price: £425,000

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New to market is this stunning third floor apartment in Larke Rise. This is one of the finest properties in the development and benefits from mezzanine level and two parking spaces.

The location is superb. Quiet enough to feel exclusive and set within private gated grounds with attractive communal gardens, yet within easy reach of Didsbury village and West Didsbury.

The accommodation comprises; entrance hallway with intercom entry system and useful storage, a wonderful dual aspect kitchen diner with high quality fitted kitchen, island and integrated appliances, ample space for relaxing, entertaining and dining, access to mezzanine level, currently utilised as a home cinema room, two well proportioned bedrooms, with bespoke fitted wardrobes and contemporary bathrooms, with ensuite to master and separate family bathroom.

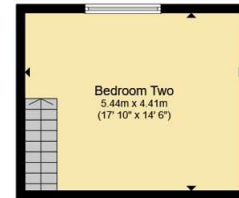
The building offers lift access, beautifully maintained communal gardens, and gated parking with an two allocated spaces, plus visitor parking.

Schedule a viewing today and step into your dream home. Available chain free.





Third Floor

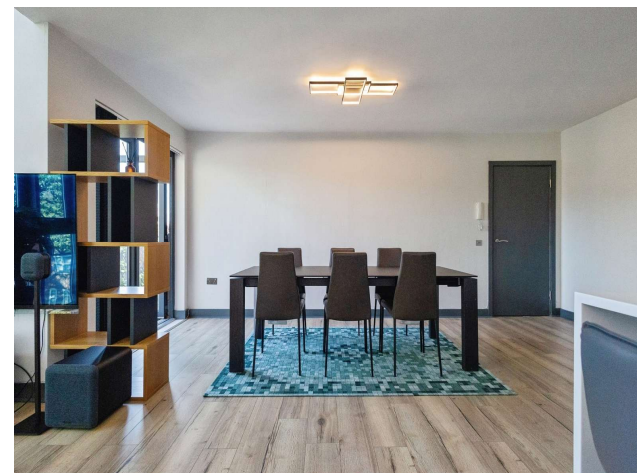
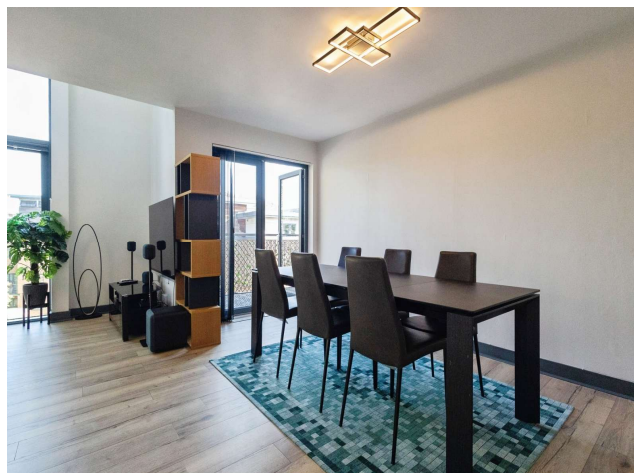


Fourth Floor

Total floor area 122.8 m² (1,321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£3,120**

Years Left on Lease: **977**

Ground Rent: **£125**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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