



79 Palatine Road, Manchester, M20 3LJ
Manchester

Guide Price
£210,000

JAKS
& CO

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

A beautifully presented one-bedroom apartment in the heart of one of South Manchester's most desirable locations, offering stylish, move-in-ready accommodation ideal for first-time buyers, professionals, or buy-to-let investors.

Finished to a high standard throughout, the apartment has been tastefully decorated to create a bright and contemporary living space. Whether you're looking for your first home or a property with excellent rental potential, this apartment is ready to enjoy from day one.

The property also benefits from the valuable addition of allocated parking, a sought-after feature in this popular location.

Location

Situated on the ever-popular Palatine Road, the property enjoys an exceptional position between West Didsbury and Withington, with an outstanding selection of independent cafés, restaurants, bars and local shops just a short stroll away. The vibrant atmosphere of Burton Road and Didsbury Village provides everything from artisan coffee shops to award-winning restaurants and boutique retailers.

Commuters are exceptionally well catered for, with West Didsbury Metrolink within walking distance, regular bus routes on the doorstep and easy access to Manchester City Centre, MediaCity, the M60 and Manchester Airport. Burnage and East Didsbury railway stations are also nearby, offering further transport connections.

The apartment is also ideally located for The Christie Hospital, nearby parks including Fletcher Moss Gardens and the River Mersey walking and cycling routes, making it a fantastic choice for both owner-occupiers and tenants seeking convenience and lifestyle.

EPC C

Council Tax Band A

Service Charge - £121.00 pcm

Ground Rent - £200 per year

112 years left on the lease

Please Note - As part of our legal obligations under Anti-Money Laundering regulations, we are required to verify the identity of all clients involved in a property transaction. These checks are completed through a third-party provider, and a fee will apply. Please speak to a member of the team for more details.



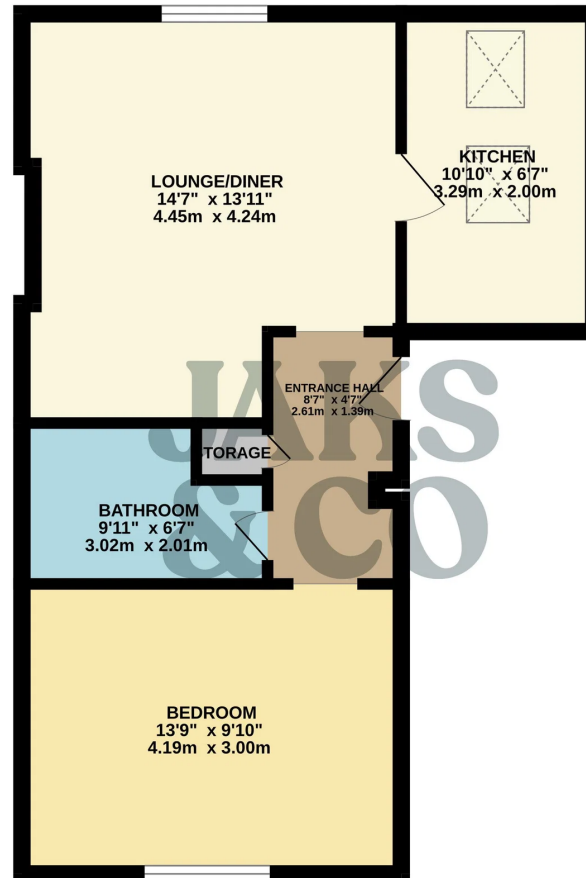


- Beautifully presented one-bedroom apartment
- Ready to move straight into
- Ideal first-time purchase or buy-to-let investment
- Allocated parking space
- Sought-after Didsbury location
- Excellent transport links including Metrolink and rail services
- Walking distance to shops, cafés, restaurants and local amenities
- Easy access to Manchester City Centre and Manchester Airport





GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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