



## St. James's Court, Millgate Lane, East Didsbury

Manchester

**GASCOIGNE  
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THE AREA'S LEADING ESTATE AGENCY



# St. James's Court, Millgate Lane

Manchester

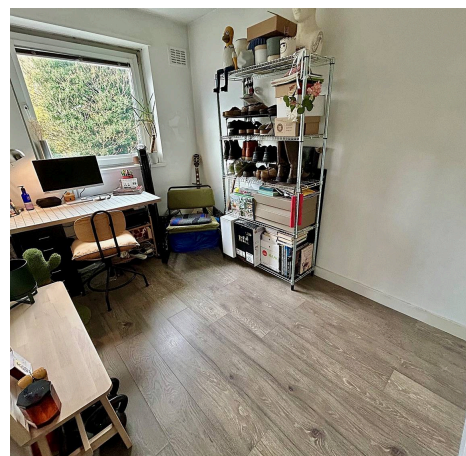
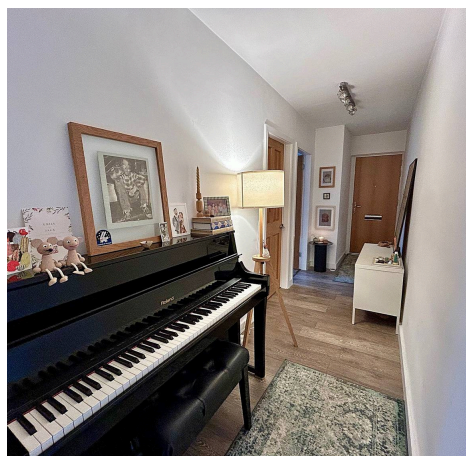
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Two Bedroom Second Floor Apartment Situated in a Modern Conversion
- Welcoming Entrance Hallway and Two Generous Double Bedrooms
- Stunning and Immaculate Modern Fitted Kitchen and Open Plan Living/Dining room
- Stylish Three Piece Bathroom Suite
- Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park



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A spacious and well proportioned second floor two double bedroom apartment situated in a sought after location, close to local amenities, excellent transport links and Fletcher Moss Park. Boasting stylish and immaculate fittings throughout and having been recently renovated and refurbished to offer stunning accommodation throughout.

St James Court is a purpose built apartment development situated in a desirable leafy Didsbury, located close to Fletcher Moss Park, the River Mersey and within close proximity to all local amenities. The property is on the second floor to the rear of the development and benefits from views of Stenner woods from all windows.

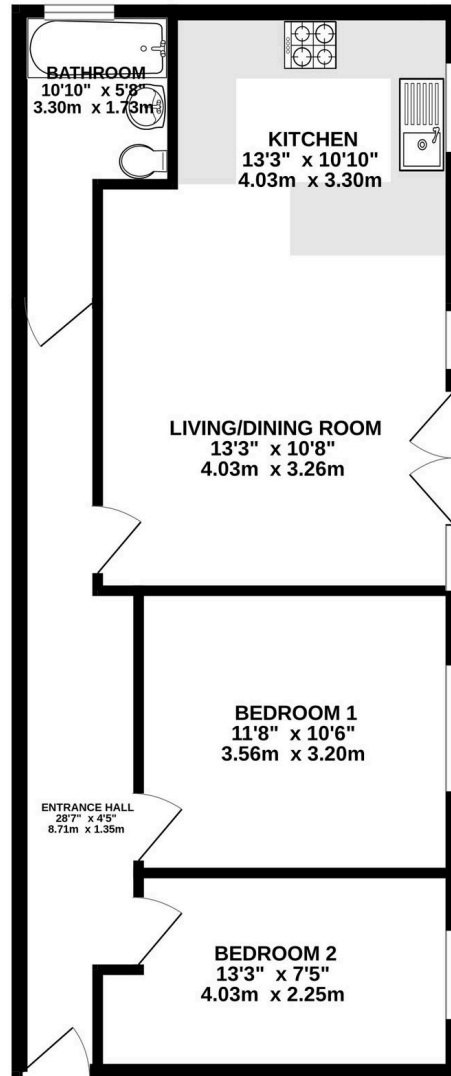
Internally the property comprises:- welcoming entrance hallway, two good sized double bedrooms with the primary bedroom benefiting from built in wardrobes, open plan large living/dining room, modern fitted kitchen units with integrated appliances, wine fridge and a breakfast bar. A contemporary three piece bathroom completes the internal accommodation.

Externally the property offers well kept communal grounds and benefits from car parking, opposite the rear entrance to the flat.

The development is within a secluded position within a short walk of Didsbury Village and being ideally positioned for the commuter close to Didsbury and East Didsbury Metro Link services, the A34/Kingsway and local Motorway Networks.



SECOND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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