



Flat 46 Riverside Court, 214 Palatine Road, West Didsbury,  
Manchester

Guide Price  
£155,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Flat 46 Riverside Court, 214 Palatine Road

West Didsbury, Manchester

Council Tax band: B

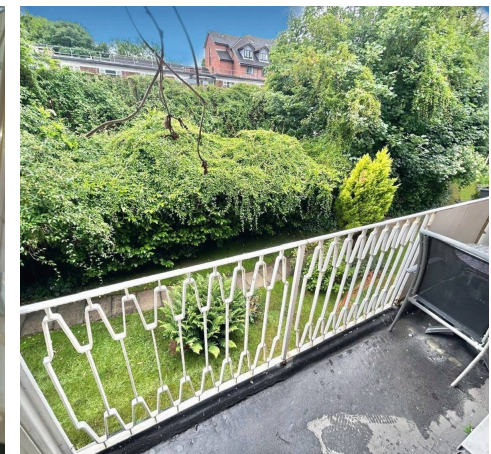
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Secure Gated Entrance, Resident Parking and Well Kept Communal Gardens
- Modern Fitted Kitchen and a Large Living/Dining Room
- A Spacious First Floor Apartment
- Southerly Facing Balcony
- Two Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Located Close to Both Didsbury and West Didsbury Villages and Excellent Transport Links

A spacious and well presented two double bedroom first floor apartment, located in a sought after purpose built apartment block. Situated only moments from Didsbury and West Didsbury villages as well as excellent transport links. Riverside Court offers secure gated parking and entrance with well kept communal gardens and communal areas leading to the entrance of the apartment. Offered to the market with No Vendor Chain. The property can be found on the first floor and in brief comprises: entrance hallway, a modern fitted kitchen, a large living/dining room with access to a Southerly facing balcony overlooking well kept the communal gardens. Two excellent sized double bedrooms and a three piece bathroom suite serves both bedrooms. Externally the property offers secure gated parking for residents, well kept communal gardens.



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

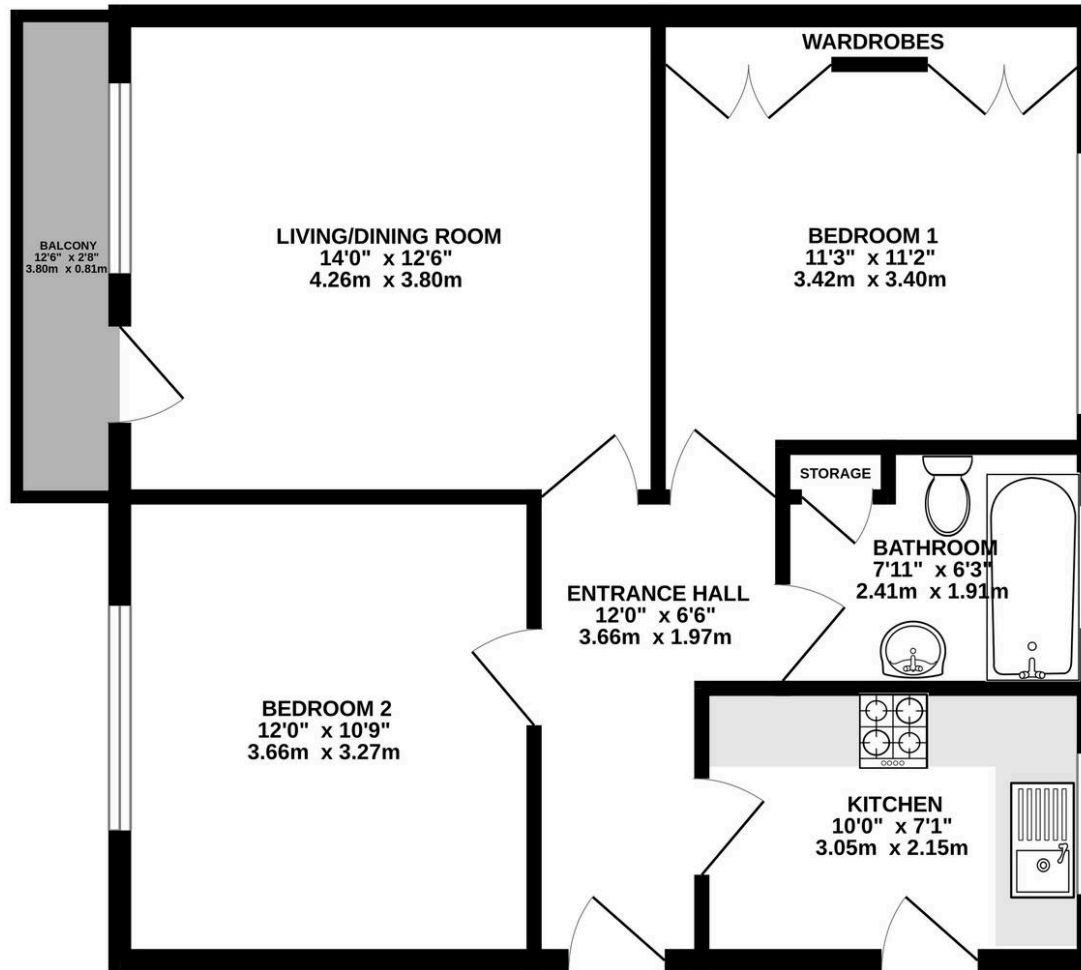
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145).



FIRST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.





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