



## 2 bed apartment to buy in M20

Montmano Drive, Manchester, Greater Manchester, M20 2EB

**£190,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Second Floor Apartment
- ✓ Two Bedrooms
- ✓ Secure Parking
- ✓ Ideal Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale By online Auction. Starting Bid £190,000. Terms and conditions apply.

We welcome to the market this two bedroom second floor apartment built by Countryside properties to a high specification. This apartment is extremely well presented and features two double bedrooms, en-suite shower room and family bathroom. The apartment benefits from two balconies and is conveniently positioned for the local amenities that Didsbury Village has to offer.

A modern and spacious purpose built apartment built to a high degree of specification by Countryside Properties. In brief the accommodation comprises at first floor level of a private entrance hallway, living/dining/kitchen with patio doors giving access to two balconies, master bedroom with built in wardrobes and en-suite shower room, second bedroom and a white bathroom suite.

To the rear of the development there are electric double gates giving access to the private car park with the addition of visitors parking and landscaped grounds.

Leasehold : 250 years less one day from 1st January 2003.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 895

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £100.00

Price: Starting Bid £190,000

Property Type: Apartment

Parking: Allocated

Heating: Electric



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 75      | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Montmano Drive, Manchester, Greater Manchester, M20 2EB

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,  
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

