



## 2 bed apartment to buy in M20

208 Palatine Road, Manchester, Greater Manchester, M20 2WF

**£180,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Underground parking

## Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Excellent location
- ✓ No vendor chain
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating D

## Key Information

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

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to Riverside Lodge, a charming ground floor flat located on the picturesque Palatine Road. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, those looking to downsize and for investment purposes.

The apartment features a spacious open plan living/kitchen, providing a warm and inviting space for relaxation and entertaining. There are also two well-proportioned bedrooms and two modern bathrooms, adding to the convenience and functionality of the property.

One of the standout features of this flat is the allocated parking for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, all within a short distance. Didsbury is known for its vibrant community and excellent transport links, making it easy to explore the wider Manchester area.

This property is being offered at auction, presenting a unique opportunity for savvy buyers to secure a home in a sought-after location. Whether you are looking to invest or find your next home, Riverside Lodge is a property not to be missed. Embrace the chance to make this lovely flat your own and enjoy all that Didsbury has to offer.

Main Entrance -

Private Entrance Hallway -

Living Kitchen/Diner -

Bedroom One -

En-Suite -

Bedroom Two -

Bathroom -

Externally - The development is accessed via remote controlled gates.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 279

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £2,519.00

Price: Starting Bid £180,000

Property Type: Apartment


Parking: Underground

Risk of floods and or erosion: Yes

Flooded in last 5 years: Yes

Heating: Electric



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 67      | 68  |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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