



*jordan fishwick*

Flat 3 8 Toddbrook Close, M20 1NB  
£348,000



## 8 Toddbrook Close West Didsbury

£348,000



A stunning TWO DOUBLE BEDROOM apartment forming part of a RECENTLY CONSTRUCTED and EXTREMELY POPULAR purpose built development, set opposite CAVENDISH ROAD PARK and being within a SHORT STROLL of BURTON ROAD and its array of bars, restaurants and the tram stop. 915 sq ft.

Enjoying a ground floor position, the beautifully presented living space enjoys a welcoming communal entrance hall with access to the front and rear, private entrance hall with generous built-in storage cupboard, impressive dual aspect open plan living/kitchen area with a range of fitted units, integrated appliances, ample space for lounge & dining room furniture and Amtico flooring, two excellent double bedrooms both with ample wardrobe space, with the master enjoying a contemporary en-suite shower room, and the main bathroom with modern white suite and chrome fittings and the property also includes a fully integrated Texecom Premier Elite security system.

Externally, there is allocated residents and visitor parking to the rear.

Ground rent: £285pa

Lease: 999 years remaining from 2017 (Ground rent is reviewed 10 yearly based on the Index of Retail Prices)

Service charge: £119.48 per month

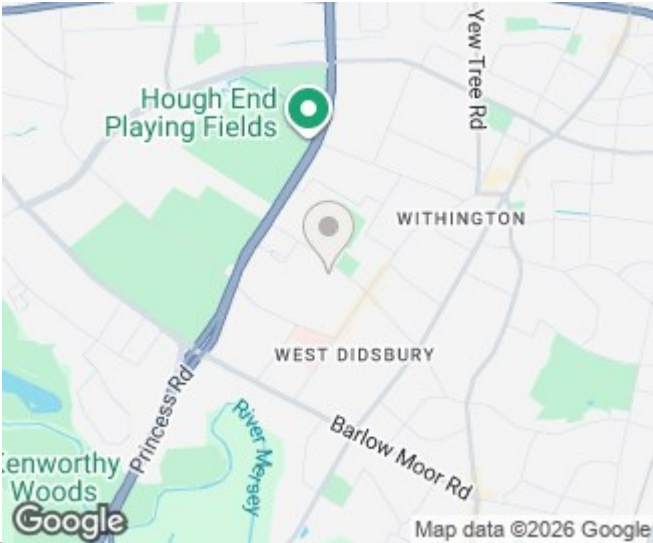
Management company: Placekeeper Management (5 stars on Google reviews)








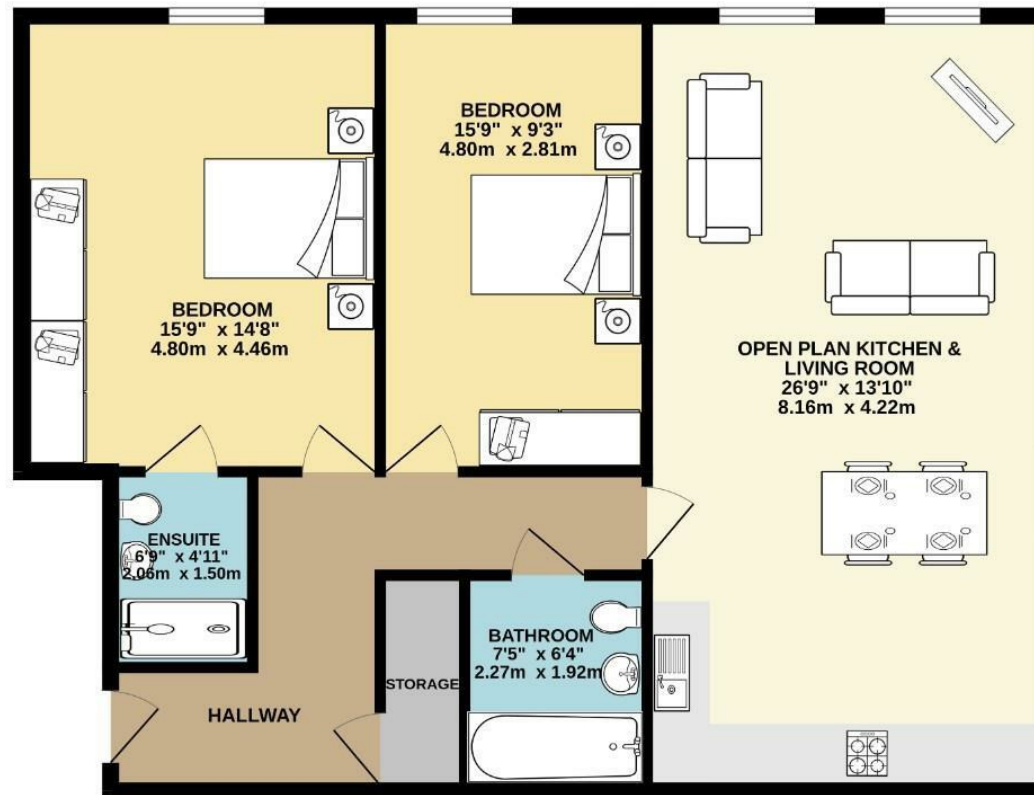
- Stunning apartment
- Open plan living/kitchen
- Two spacious double bedrooms
- Bathroom & En-suite shower room
- Managed by Placekeeper Management Ltd
- No ESW1 required
- Allocated residents parking
- Ground floor position
- West Didsbury Location
- Close to Burton Road & Metrolink



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



GROUND FLOOR  
915 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropax 5/2025



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