

Abbey Grove, Manchester, M30 9QN



£795 Per calendar month

Are you looking for an apartment with character and a modern appeal, in a sought after location? Well this is it! Abbey Lodge was once a Tudor style manor house that has been tastefully renovated into lush apartments. The imposing main road building is set on the cusp of Ellesmere Park, an attractive, desirable leafy suburb. This area has charm and is bursting with period properties and tree lined roads. Monton Village with its bustling high street is close at hand, here you will find heaps to keep you occupied as you go from restaurant to delis, to wine bars. Not to mention the daily conveniences that can be found including a post office, a mini supermarket and independent shops. This duplex apartment is a simply quite stunning, inside you will feel instantly at home, the living area is bright and oozes comfort, leading from this you have a modern, country style kitchen. On the top floor you will find two nicely sized bedrooms and a contemporary tiled bathroom. Access to the communal gardens and the car park is via an electronic gate. Apartments of this standard within this location are rarely seen. To set up home here would be a lovely thing! AVAILABLE NOW! *FEES APPLICABLE PLEASE CONTACT THE OFFICE*

Hallway
3'4 x 3'13 (1.02m x 0.91m)

An independent ground floor entrance hallway with stairs leading to the living areas. Telephone point, radiator, alarm panel and window.

Living Room
14'1 x 11'4 (4.29m x 3.45m)



Three front aspect window form a bay-shape to provide natural lighting. TV and telephone points, power points, radiator and carpeted flooring.

Kitchen
7'3 x 11'0 (2.21m x 3.35m)



Cream coloured wall mounted and floor standing units with black work surface and a stainless steel sink and drainer. Range cooker, integrated fridge/freezer, space for a washer. A rear aspect window, radiator, inset spotlights and tiled flooring.

Bedroom One
8'2 x 14'11 (2.49m x 4.55m)



Bay window to the front aspect, power points, TV and telephone points, radiator and wooden flooring.

Bedroom Two
7'7 x 11'5 (2.31m x 3.48m)



Rear aspect window, power points, telephone points, radiator and wooden flooring.

Bathroom

5'9 x 5'2 (1.75m x 1.57m)



A white three piece bathroom suite with chrome fixtures and fittings comprising of bath with shower overhead, sink and w/c. Fully tiled with a radiator and inset spotlights.

Staircase



External



Private parking spaces accessible via a gated entry with electronic fob system, surrounded by communal gardens.

