



## Bespoke three bedroom duplex penthouse with two private terraces

**Quantum House, Nell Lane, Didsbury, Manchester, M20**

£774,950 Leasehold (250 years lease)





Stunning penthouse over two floors • Three bedrooms and five bathrooms • Two generous roof terraces with far reaching views towards the city and Cheshire countryside • Two allocated parking spaces • South Manchester location • Exceptionally large dual aspect living / dining room • Bespoke kitchen with walk in larder, bespoke quartz breakfast bar and high spec built in appliances • Excellent transport links, with

#### Local Information

Within walking distance of West Didsbury. Didsbury itself is one of Manchester's most sought after suburbs, with delightful parkland and recreational facilities, whilst Didsbury and West Didsbury's lively and cosmopolitan atmosphere includes street cafés, bars and restaurants.

Its primary and high schools are academically renowned making the locality particularly popular with discerning families.

For the commuter, excellent transport links include train services and bus routes to and from the City Centre and Manchester International Airport. Motorway links are also in close proximity.

#### About this property

Unique and spacious three bedroom duplex apartment, with two roof terraces and gated underground parking finished to an extremely high standard.

Large open plan living room feature stylish interior design that provides contemporary and welcoming ambience, sliding doors providing access to a large private roof terrace, extending your living space and perfect for socialising with friends and family.

The spacious master bedroom comes complete with premium built-in dressing area, modern en-suite and access onto the second roof terrace, perfect for reading a book or taking in the South Manchester's night air.

Great size second double bedroom also includes a luxury en-suite while the third double bedroom is complimented by the contemporary family bathroom.

The bespoke kitchen features integrated appliances, bespoke feature quartz breakfast bar, walk in pantry and separate utility room. There is ample storage space off the main hall and landing as well as a powder room.

Penthouse apartment 309 is perfectly placed for enjoying one of South Manchester's most popular locations.

The detail and fittings within this penthouse have been carefully selected to ensure that the highest quality and design of each item are consistent with the excellent design, which PJ Livesey worked tirelessly to achieve.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Manchester RDS Office. Telephone: +44 (0) 161 244 7705.







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Gross Internal Area 1883 sq ft, 174.9 m<sup>2</sup>



THE TOWNLEY

FLOOR PLAN DIMENSIONS

THREE BEDROOM PENTHOUSE APARTMENT

Bedroom Two	3425	x	3815	(11'3" x 12'6")
Bed Two En-suite	2650	x	1650	(8'8" x 5'5")
Bedroom Three	3295	x	2665	(10'10" x 8'9")
Family Bathroom	2575	x	1650	(8'5" x 5'5")
Living / Dining	8465	x	6120	(27'9" x 20'1")
Kitchen / Breakfast	8775	x	4855	(28'9" x 15'11")
Utility Room	1450	x	1650	(4'9" x 5'5")
Master Bedroom	4980	x	2610	(16'4" x 8'7")
Dressing Room	2855	x	3070	(9'4" x 10'1")
Master En-suite	2560	x	2855	(8'5" x 9'4")
Powder Room	1450	x	1500	(4'9" x 4'11")



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