

THE MODERN HOUSE



Wilmslow Road, Manchester
Sold

Appleby Lodge

Appleby Lodge is thought to be the first Style Moderne apartment scheme to be built in Manchester, designed in 1936 by Guntor and Guntor, in association with Peter Cummings. This exceptional apartment, replete with original Art Deco features and detailing, is positioned on the first floor and measures just under 1,200 sq ft, with three bedrooms and a wonderful curved cantilevered balcony. Beautifully landscaped communal gardens are maintained exclusively for residents' use, with the green expanse of Platt Fields Park just a few minutes walk away.

Consisting of 100 apartments, the buildings were Grade II-Listed in 2003 and are arranged in a U-shaped layout around the central gardens, introduced by a wide sweeping driveway with off-street residential parking and garaging. Accommodation spans eight blocks, each with three storeys built of red brick and finished with steel-framed Crittal doors and windows.

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Access is via a wonderfully characterful ground-floor lobby, with curved acid-etched glass and a communal stairwell finished in Terrazzo marble, steel balustrades, brass handrails and ribbed glass panels. The apartment retains its original hardwood front door, finished with 1930's brass door furniture.

On entering, the high ceiling heights, generous proportions and excellent levels of natural light, contribute to an immediate sense of volume and open space. Solid floorboards run underfoot throughout the entrance hall and central circulation space, with light streaming in from every direction.

The most impressive space in the apartment is the open-plan living and dining room; an incredibly bright space with the mosaic-tiled, curved cantilevered balcony its centrepiece, accessed via a pair of Crittal doors. Curved windows span the same wall, framing a leafy green backdrop across the treetops and the neighbouring park beyond. Well-preserved timber floorboards run throughout, providing a great sense of flow and continuity.

The master bedroom is positioned adjacently and mirrors the layout of the living room, with two large curved steel-framed windows, hand-built cabinetry and wardrobes, white painted floorboards and cast-iron radiators. Two additional bedrooms, both equal in size, are positioned on opposite sides of the plan.

The kitchen has excellent storage, long work surfaces and space for a breakfast table. The bathroom has been recently renovated, with modern sanitaryware and tiling. There is also a second cloakroom.

A sense of creative community was integral in the design of the Appleby Lodge and the development has been home to some of Manchester's most prominent personalities, including Sir John Barbarolli, conductor of the Hallé Orchestra; the architect himself, Peter Cummings who, prior to this scheme, had designed Manchester's Cornerhouse cinema and Apollo theatre; and more recently, the distinguished authority on Verdi operas and conductor of the BBC Philharmonic, Sir Edward Downes.

The monthly service charge of approximately £290 includes the cost of both gas and hot water, building and garden maintenance, window cleaning and building insurance.

Situated opposite Platt Fields Park on the Wilmslow Road corridor, Appleby Lodge provides easy access to the city centre, with 24-hour public transport links to South Manchester, the City Centre and access to national rail routes.

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Both Fallowfield and Rusholme offer a good selection of daily amenities and supermarkets, with Birchfields Park and the Birch community centre also within easy reach. The highlights of Manchester's city centre; its leading art galleries, restaurants and nightlife are all easily reachable within approximately 40 minutes by foot.

Access is good to the motorway network (M56 and M60) is also good and Manchester International Airport is approximately 30 minutes by car.

Tenure: Leasehold Lease Length: approx. 165 years remaining Service Charge: approx. £3,480 per annum Ground Rent: approx. £125 per annum Council Tax Band: C



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.