

JULIAN WADDEN



Florence Park Court Fog Lane, Didsbury

£800 Per calendar month



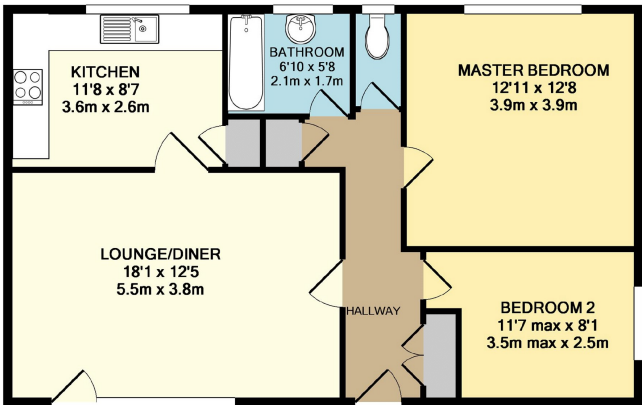
Florence Park Court Fog Lane, Didsbury

MANAGED BY JULIAN WADDEN A particularly spacious, ground floor apartment in this popular Didsbury location close to Fog Lane Park and within easy distance of Didsbury village. The accommodation comprises a secure communal entrance leading to the hallway which has a large, useful storage cupboard. There is a spacious lounge/ dining room with large picture window and glazed door overlooking the garden to the side, a door to the generous recently re-fitted kitchen which has a large window overlooking the other side garden. The two bedrooms are both doubles, the master being particularly large and there is a modern bathroom. This property will be managed by Julian Wadden. EPC BAND E.

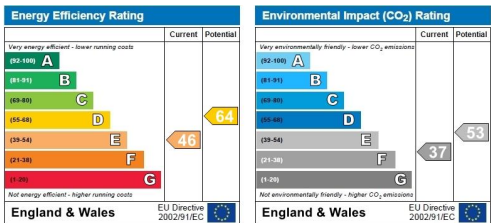
There is ample residents off road parking, and this apartment has the added bonus of a garage in a detached block.

There are attractive, well maintained communal gardens surrounding the block.

Square Footage: 721
Council Tax Band: C



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)
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RESERVING A PROPERTY - CHARGES TO TENANTS

An administration fee equivalent to 60% of the rent inclusive of VAT will be payable upon your application being accepted. Should the tenancy not proceed this charge is non-refundable.

(For example, if the rent is £600 per calendar month the application fee would be £360 inclusive of VAT)

The balance of the deposit (1 months rent plus £150.00 unless otherwise stated) and the first months rent are required in cleared funds prior to the start date of the tenancy.

Please note these particulars have been prepared as a general guidance only. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden, nor the landlord, accept any responsibility in respect of these particulars.

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FOR FACTS STATS AND ALL THINGS DIDSBURY VISIT
WWW.DIDSBURYPROPERTYBLOG.COM

