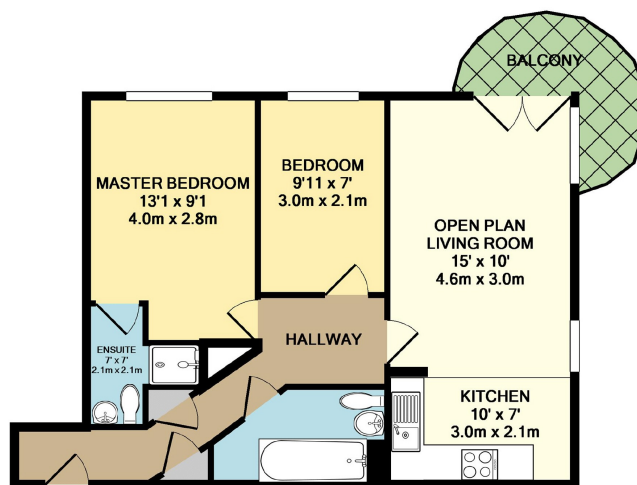# York Court, 75 Milwain Road, Burnage

£650 PCM

York Court | Burnage

A modern, two bedroomed, furnished, ground floor apartment well presented throughout offering allocated parking, open plan living, two bathrooms and a private balcony. Located close by to local amenities including shops and transport links, in brief, the accommodation comprises: entrance hallway, cloak cupboard, open plan living area with a modern kitchen and french doors leading onto the private balcony, master bedroom with contemporary en-suite, second double bedroom and a modern three piece suite bathroom. Externally there are mature communal grounds and gated parking. AVAILABLE END OF APRIL 2015.
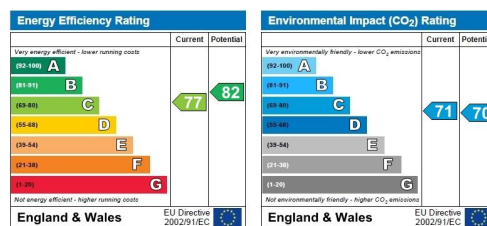
Square Footage: 540 **Council Tax Band:** B
Sat Nav Directions: M19 2PT

To secure the property we require a £150.00 holding fee plus our agency fee as indicated below. Should the tenancy not proceed these are non-refundable.

One person £210.00 inc VAT, two people £300.00 inc VAT, each additional applicant and/or guarantor £90 inc VAT. The balance of the deposit (1 month's rent plus £150.00 unless otherwise stated) and the first month's rent are required in cleared funds prior to the start date of the tenancy.

BALCONY

MASTER BEDROOM
13'1 x 9'1
4.0m x 2.8m

BEDROOM
9'11 x 7'
3.0m x 2.1m

OPEN PLAN LIVING ROOM
15' x 10'
4.6m x 3.0m

ENSUITE
7' x 7'
2.1m x 2.1m

HALLWAY

KITCHEN
10' x 7'
3.0m x 2.1m

TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)
Made with Metropix ©2014

Energy Efficiency Rating — Current 77, Potential 82

Environmental Impact (CO$_2$) Rating — Current 71, Potential 70

Didsbury Branch
764B Wilmslow Road, Manchester, Greater Manchester, M20 2DR | 0161 249 5160
didsburylettings@julianwadden.co.uk | www.julianwadden.co.uk

JULIAN WADDEN & COMPANY — Experts in Property

rightmove.co.uk — The UK's number one property website

PrimeLocation.com

OnTheMarket.com

The Property Ombudsman