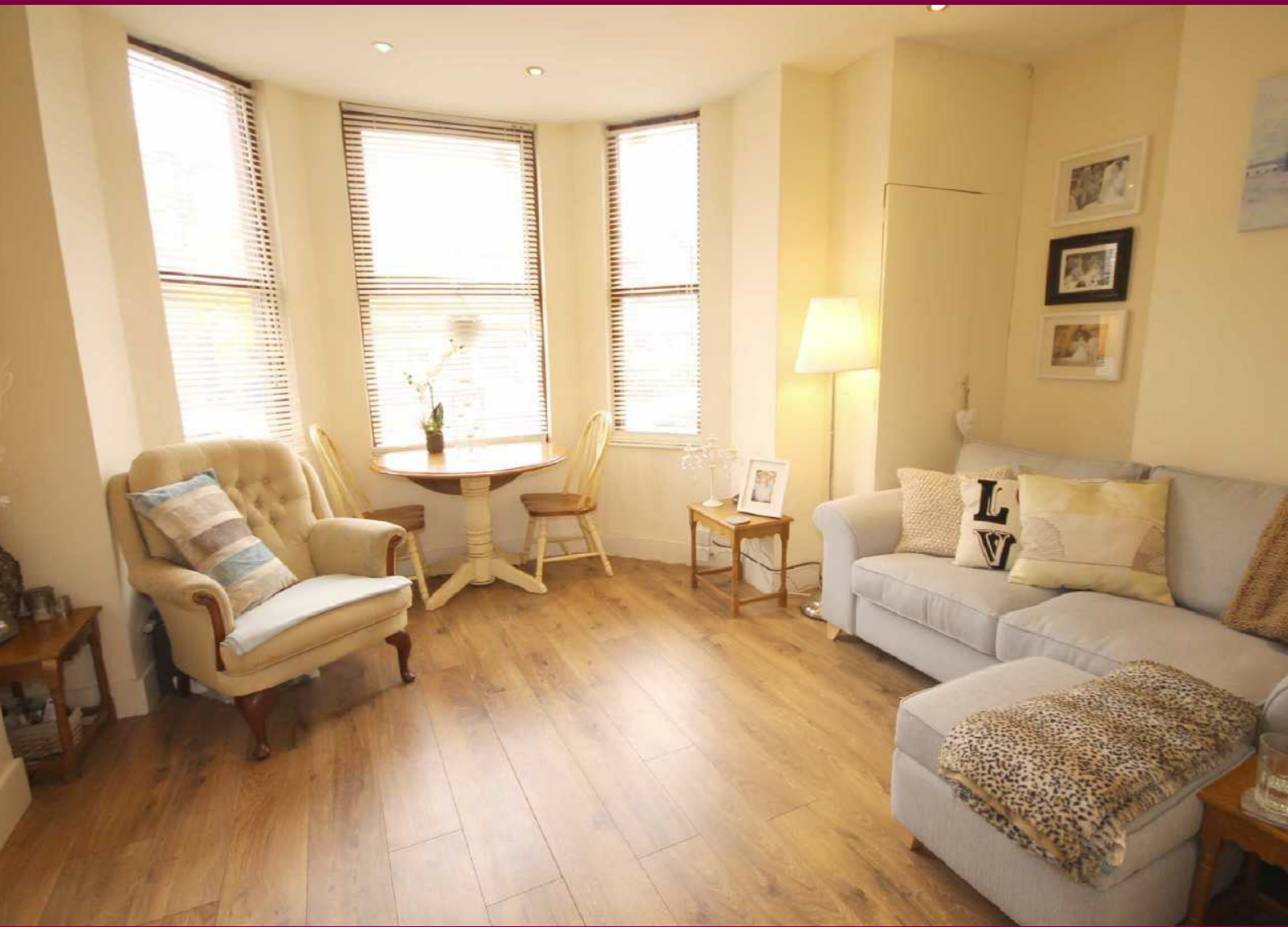


# JULIAN WADDEN



Goulden Road West Didsbury

£775 Per calendar month



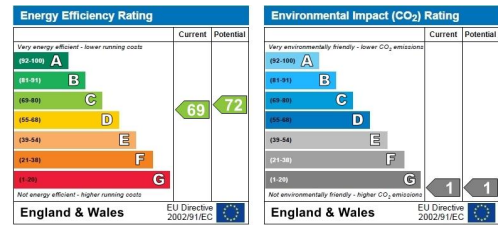
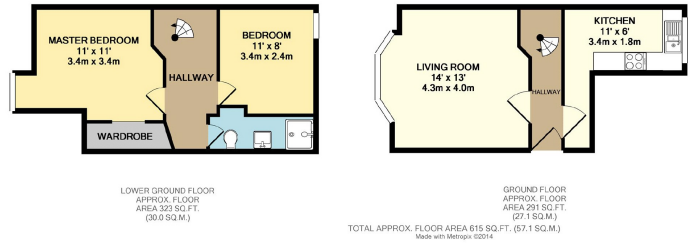
# Goulden Road West Didsbury

Available immediately is this well presented Victorian duplex apartment located in heart of West Didsbury village benefitting from the villages cosmopolitan atmosphere. With the Metro link only a short walk away it offers easy access to the city centre. In brief the accommodation offers; communal hallway, private entrance hallway intercom system, a well presented and spacious lounge benefitting from a large bay window flooding the lounge with light, modern fitted kitchen, spiral staircase leading to the lower ground floor consisting of; spacious master bedroom with walk in wardrobe, second double bedroom, and contemporary three piece bathroom suite.

**Square Footage:** 615

**Council Tax Band:** B

**Sat Nav Directions:** M20 4ZF



## 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.

## Didsbury Branch

764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311

didsburylettings@julianwadden.co.uk | www.julianwadden.co.uk



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

