

# JULIAN WADDEN



Palatine Road West Didsbury

£700 Per calendar month



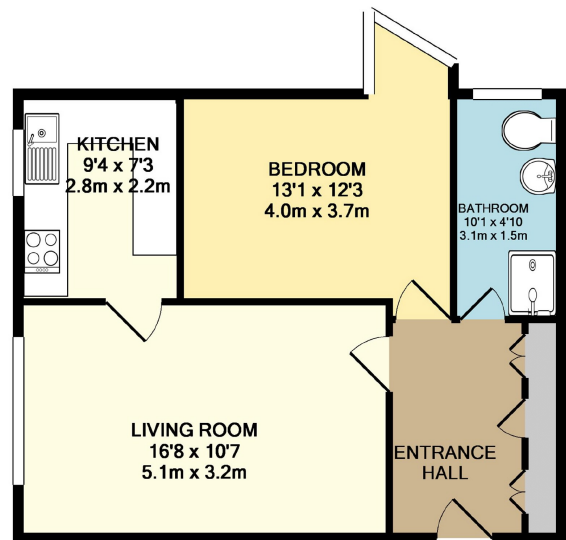
# Palatine Road West Didsbury

A beautifully presented, fully furnished, one bedroomed apartment located on the ground floor of this popular purpose built development in West Didsbury. Situated a short stroll from Burton Road, the Metrolink and Withington village this lovely property would be perfect for professionals. In brief the accommodation comprises of communal hall, spacious entrance hallway with built in storage, bright living room, modern fitted kitchen with appliances including a dishwasher, double bedroom and stylish shower room. Outside there is ample off-road parking. This apartment is furnished to a high standard throughout and is immaculately presented so it's ready to move into! EPC Rating D.

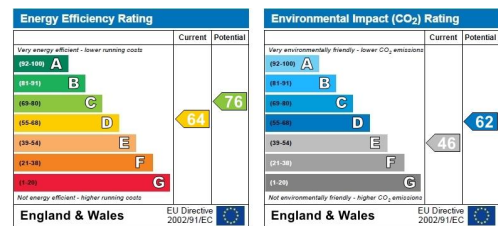
**Square Footage:** 496

**Council Tax Band:** A

**Sat Nav Directions:** M20 3LQ



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 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.

## Didsbury Branch

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