

JULIAN WADDEN



Wilmslow Road Didsbury

£825 Per calendar month



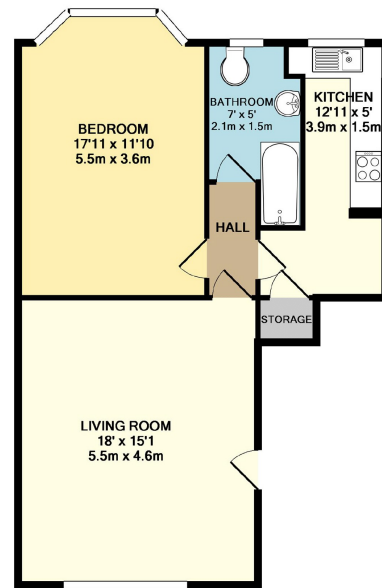
Wilmslow Road Didsbury

An outstanding fully furnished spacious one bedroom apartment situated in the heart of Didsbury Village, finished to an exceptional standard. This beautiful period conversion benefits from original period features and an allocated parking space. The accommodation comprises of communal gardens to the front of the building along with parking for all apartments, communal hallway, entrance hallway, large living room, modern kitchen, spacious bedroom with large fitted wardrobes and a contemporary three piece bathroom suite. Offered furnished and available immediately. EPC - D.

Square Footage: 663

Council Tax Band: B

Sat Nav Directions: M20 2RN



TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(90-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(29-54)	E	55	59	(29-54)	E	53	56
(21-28)	F			(21-28)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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 (the equivalent of 5 weeks rent) and the first months rent are required in cleared funds prior to the start date of the tenancy.

Some properties may benefit from a Nil Deposit option.

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

