

# JULIAN WADDEN



## Bramham Road Marple

£850 Per calendar month



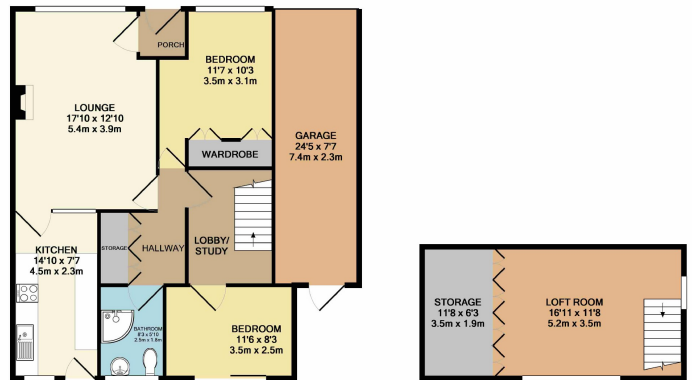
# Bramham Road Marple

NO APPLICATION FEE! AVAILABLE FROM THE 22ND APRIL is this two bedroom semi-detached bungalow with a large converted loft room, spacious accommodation throughout and superb views.

The ground floor comprises of; an entrance porch, the lounge spans over 17 feet in length and offers plenty of space for the whole family, the newly tiled kitchen has ample worktop and storage space with the FRIDGE/FREEZER being included. The hallway leads to two double bedrooms and the modern fitted family bathroom with corner shower. The lobby is very versatile and could be used as a study if needed. The first floor benefits from a large loft room which has built in wardrobes and storage space. Externally the property offers off road parking for multiple vehicles, a single attached garage and a rear garden benefitting from a paved patio area and lawn.

6 OR 12 MONTH TENANCY AVAILABLE, PETS WILL BE CONSIDERED, NO SMOKERS

Square Footage: 1223  
Council Tax Band: C



GROUND FLOOR  
APPROX. FLOOR  
AREA 953 SQ.FT.  
(88.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 (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 Scheme.

Julian Wadden is a member of The Property Ombudsman and has Client Money Protection (CMP) through Propertymark.

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.

## Marple Branch

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**JULIAN  
WADDEN**

FOR FACTS STATS AND ALL THINGS MARPLE VISIT  
[WWW.MARPLEPROPERTYBLOG.COM](http://WWW.MARPLEPROPERTYBLOG.COM)

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The Property  
Ombudsman