

# JULIAN WADDEN



Wellington Road South Stockport

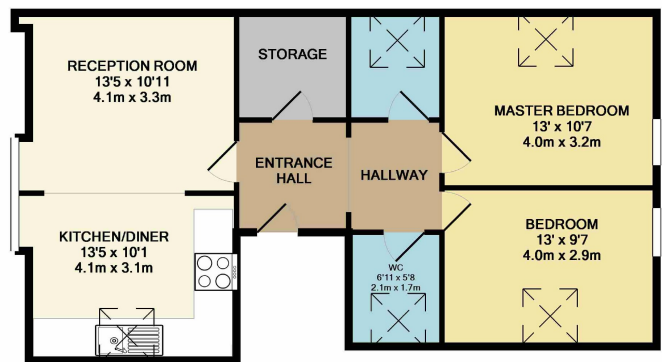
£750 Per calendar month



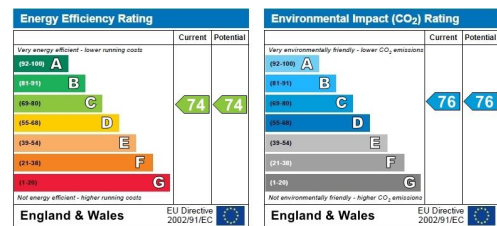
# Wellington Road South Stockport

A stunning, spacious and immaculately presented penthouse apartment with two double bedrooms, a guest WC and three-piece shower room; available to rent on a fully furnished basis. The entire building has recently been converted into high end residential accommodation and benefits from private parking and a convenient central location close by to Stockport Town Centre and fantastic transport links. The property comprises dark wooden flooring throughout, a luxury modern kitchen and built in appliances, such as washing machine, fridge and freezer. The bedrooms are equal sizes, so perfect for professional sharers or a couple. The property will be available to rent from 25th March 2019 and early viewings are essential to be able to secure this fantastic new property as your home! Unfortunately the Landlord of this property cannot accept tenants in receipt of housing benefits or with pets.

**Square Footage:** 736  
**Council Tax Band:** A  
**Sat Nav Directions:** SK2 6NW



TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 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 (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.

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 WWW.STOCKPORTPROPERTYBLOG.COM

