



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Two Bedroom Apartment  
 Melrose Apartments, 159 Hathersage Road,

£675 PCM

159 Hathersage Road, Victoria Park, Manchester, M13 0HX  
£675 PCM

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ZERO DEPOSIT AVAILABLE. A fully furnished, double bedroom apartment. The property benefits from two double bedrooms, separate kitchen and living area, and on-site residents gym.

The property features a fully fitted kitchen with fridge-freezer and electric oven, and a separate living area fully furnished with two sofas, dining table and chairs. There are two double bedrooms which are fully furnished and carpeted throughout. The bathroom is a fully tiled wet room with WC. The building benefits from secure swipe entry, on-site gym, communal gardens and laundry facilities in the basement.

Melrose Apartments is located 0.2 miles from Wilmslow Road which has bus routes to the Universities and the City Centre. There are many amenities nearby including Lidl, Tesco Express, Gregg's and Mcdonald's all a short walk away.



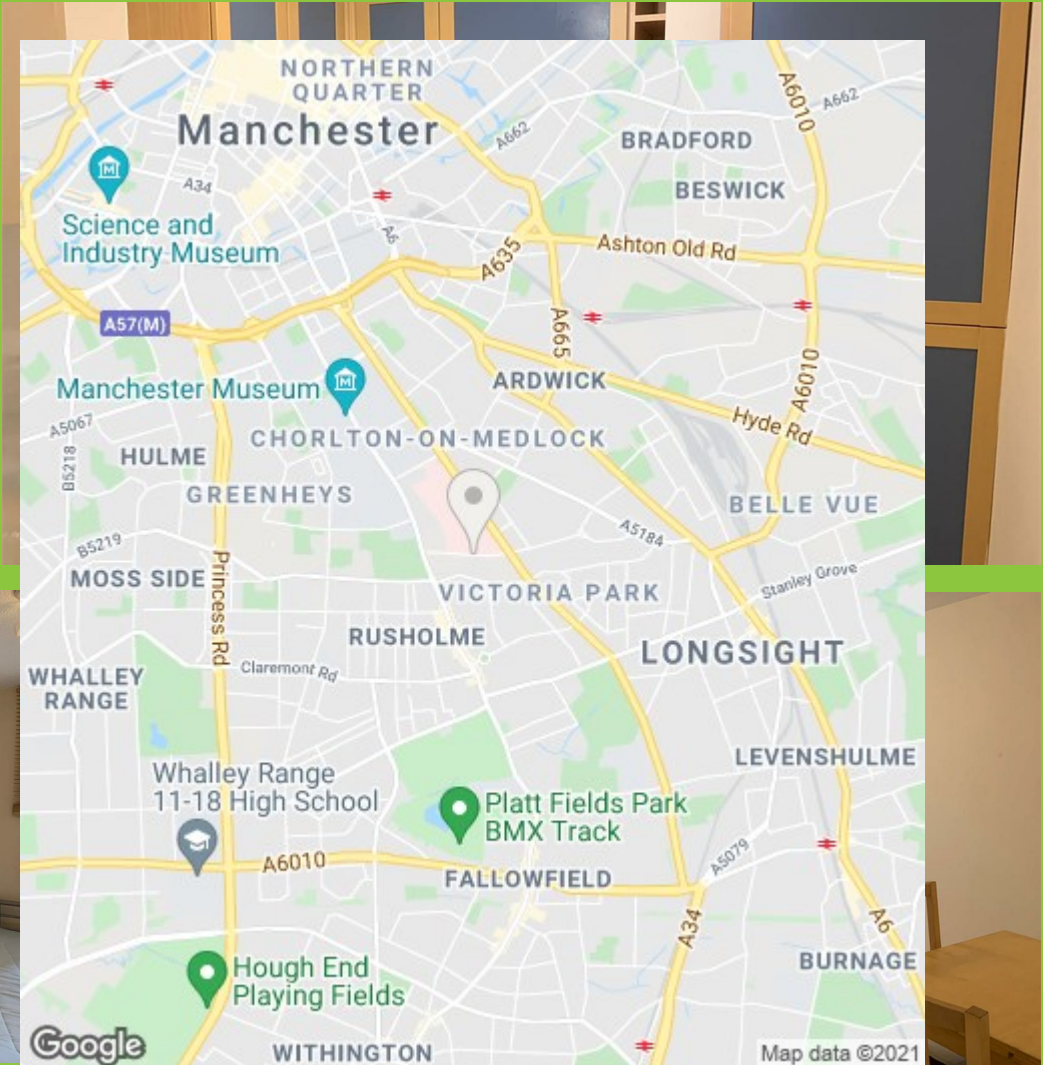
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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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