



*jordan fishwick*

398-400 Wilmslow Road, Withington, M20  
Guide Price £1,200 Per Calendar Month





**Wilmslow Road Manchester  
M20 3LU**

**£1,200 Per Calendar Month**



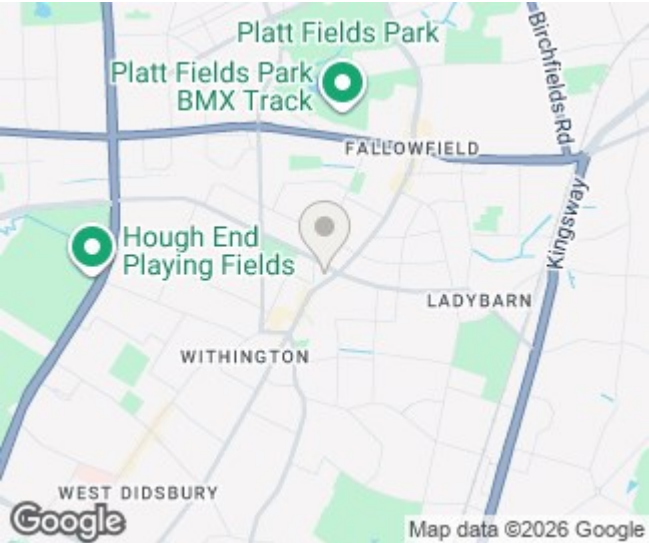
### The Property

\*\*\* AVAILABLE FEBRUARY \*\*\* A stylish and beautifully presented top floor apartment located off Wilmslow Road. The property is located in close proximity to local bars, shops and bus routes into the City Centre. The accommodation will prove ideal for a couple or small family. In brief the property comprises; entrance hall, open plan living/kitchen with integrated appliances, bedroom with fitted cupboards and en-suite shower room, second double bedroom with fitted wardrobe and a bathroom with a three piece white suite. The property also offers a private off road, allocated parking for one car. Unfurnished to inc white goods only. To view please contact our Didsbury office.

View our Virtual Tour Here - <https://youtu.be/8oQIW7KecBA>

EPC Rating - C // Council Tax Band B

- Available February
- Two Bedrooms
- Two Bathrooms
- Top Floor Apartment
- Unfurnished
- Ideal for Couples or Small Families
- Excellent Transport Links
- Off Road Allocated Parking
- Council Tax Band B
- EPC Rating C

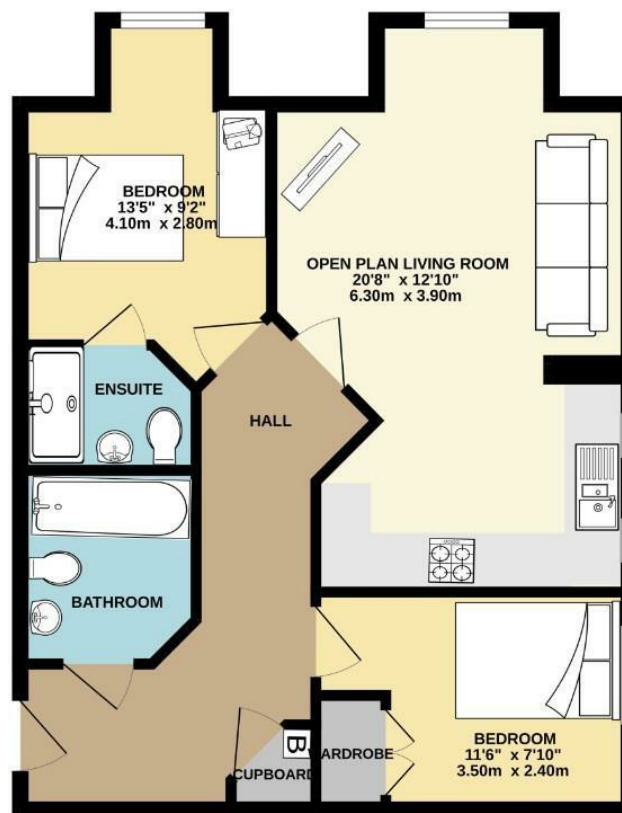


| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 79      | 79                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |





TOP FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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