

*jordan* fishwick

Flat 3 7 Malvern Grove, West Didsbury,  
Guide Price £1,100 Per Calendar Month



**Malvern Grove Manchester  
M20 1HT**

**£1,100 Per Calendar Month**



### The Property

\*\*\* AVAILABLE FEBRUARY \*\*\* A stunning one bedroom furnished apartment forming part of a purpose built development on a popular road in West Didsbury. The property offers generous living space and is perfectly suited to a professional individual or couple. The first floor property is situated within walking distance into West Didsbury and all required amenities. The property briefly comprises; modern fully equipped kitchen, large double bedroom, spacious lounge and a three-piece bathroom suite with shower over bath. Off street parking is also available with this property. To view please contact our Didsbury office.

View our Virtual Tour Here - <https://youtu.be/lKs0Ex7FCCE>

EPC Rating C // Council Tax Band A



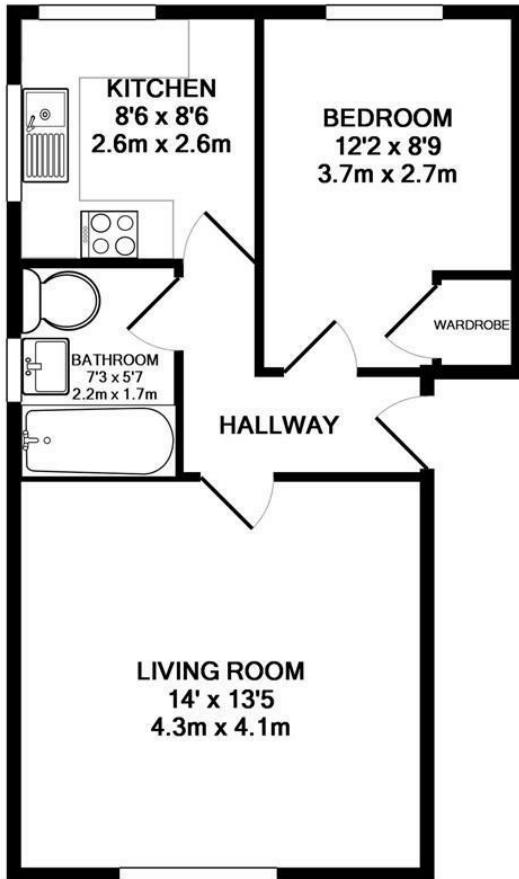
- Available February
- One Bedroom
- First Floor Apartment
- Ideal for Individuals or Couples
- Modern in Design Throughout
- Close to all Local Amenities
- Communal Gardens
- Private Parking
- Council Tax Band A
- EPC Rating C



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





FLAT 3, CUTHERBERT COURT, MALVERN GROVE  
TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.4 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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