



*jordan fishwick*

34 College Road, M16 8FH  
Guide Price £1,395 Per Calendar Month





## College Road Whalley Range M16 8FH

£1,395 Per Calendar Month

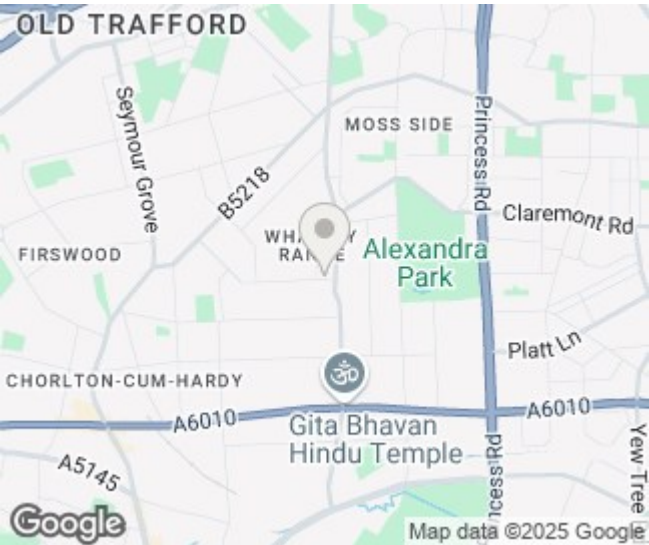


### The Property

\*\*\* AVAILABLE JULY \*\*\* A beautifully presented and well proportioned three Bedroom Apartment set within a period building, ideally situated for all local amenities, Alexandra park and transport links providing easy access to Manchester City Centre. This property provides spacious and light accommodation over two Floors which will prove ideal for a couple or young professionals. Briefly comprises: Communal entrance hallway, entrance hallway with stairs to first floor landing. The first floor provides the spacious lounge and modern, fully fitted kitchen as well as a good sized bedroom and main bathroom, whilst to the second floor there is a further two well proportioned bedrooms and bathroom. A communal garden to the rear completes this impressive specification, and viewing comes highly recommended.

\*\*\*\*\* To arrange a viewing please call 0161 393 7539 \*\*\*\*\*

- Council Tax Band A - EPC D
- 2 Double Bedrooms & 1 Single
- Private Garden
- Unfurnished
- Duplex property
- Close to all amenities & transport links
- Available July



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







GROUND FLOOR  
APPROX. FLOOR  
AREA 34 SQ.FT.  
(3.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 544 SQ.FT.  
(50.6 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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