



drake & co  
ESTATE AGENTS



## 93 WITTINGTON ROAD MANCHESTER

**£1,100 PCM**

This stylish two bedroom apartment has been recently renovated to a high standard with contemporary furnishings throughout. There is a large open plan kitchen lounge, two double bedrooms and a modern bathroom. This apartment also benefits from allocated off road parking and a stunning communal garden with a water feature.

\*Drake & Co let this property on behalf of the Landlord\*

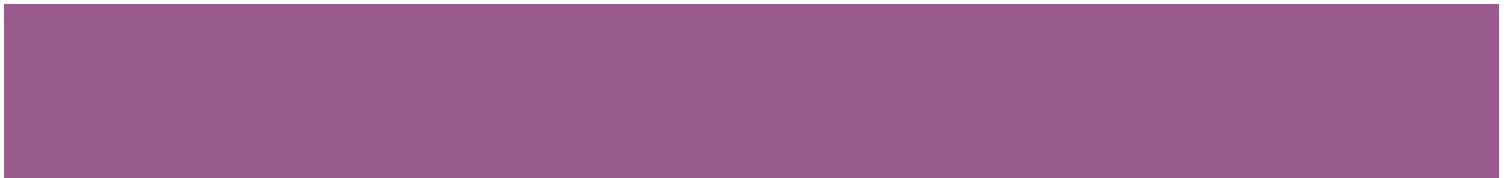
Property Reference: P1606

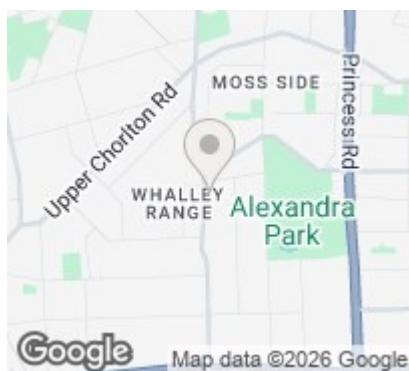
- Minimum 12 month tenancy
- Subject to reference check(s)
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due

Don't miss out, email the office to book your viewings today!

Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.

- 2 Bedrooms • Whalley Range • Part furnished • 1 Bathroom/shower room • Driveway parking • Shared gardens • Newly refurbished • Open plan





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

**EPC Rating: C      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Drake & Co  
 Anson Parade  
 161a Dickenson Road  
 Rusholme  
 Manchester  
 M14 5HZ

0161 224 2134  
 info@drakes.co.uk  
[https://www.drakes.co.uk/](http://www.drakes.co.uk/)

