



## 6 Windsor Mews, Wakefield Road, Hipperholme,

£900

- SPACIOUS DUPLEX APARTMENT
- SITUATED IN THE HEART OF HIPPERHOLME
- LOUNGE BEING OPEN TO THE KITCHEN
- BATHROOM
- ALLOCATED PARKING SPACE
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- THREE BEDROOMS

**bramleys**

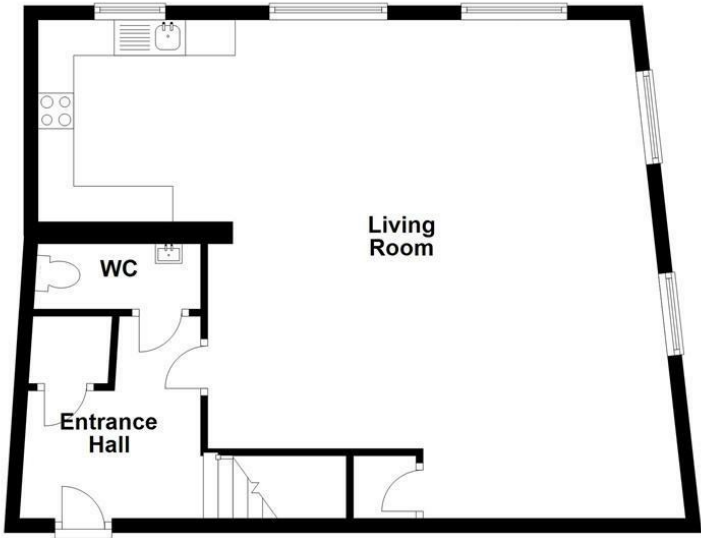
\*\*\*\*\*MINIMUM SIX MONTH LEASE\*\*\*\*\*

Situated in the heart of Hipperholme village is this three bedroomed duplex apartment being offered for let on an unfurnished basis. Accommodation briefly comprises:- entrance hallway, downstairs WC, lounge being open to the kitchen, first floor landing, three bedrooms and bathroom with 5 piece suite. Externally there is an allocated parking space. The apartment offers spacious accommodation ready to move into. Bond £1035.00

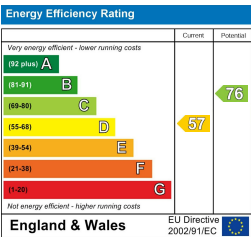
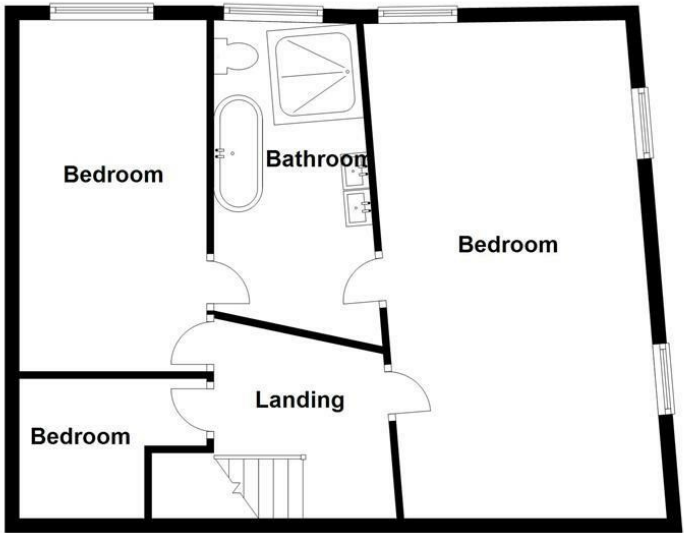
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO PETS OR SMOKERS \*\*\*\*\*

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY