



Higham  
Estate Agents



## 4 Gadfield Court

Atherton, Manchester, M46 0SL

**£795 Per month**

AVAILABLE NOW!

\*Please note: A minimum income of £23,850 is required to pass affordability checks\*

Council Tax: BAND A

Deposit - £795.00

First Months' Rent - £795.00

Total Required To Move In - £1,590.00

HIGHAM ESTATE AGENTS are delighted to offer FOR RENT this modern FIRST FLOOR apartment, situated on the popular GADBURY FOLD estate close to Atherton town centre in a popular residential location.

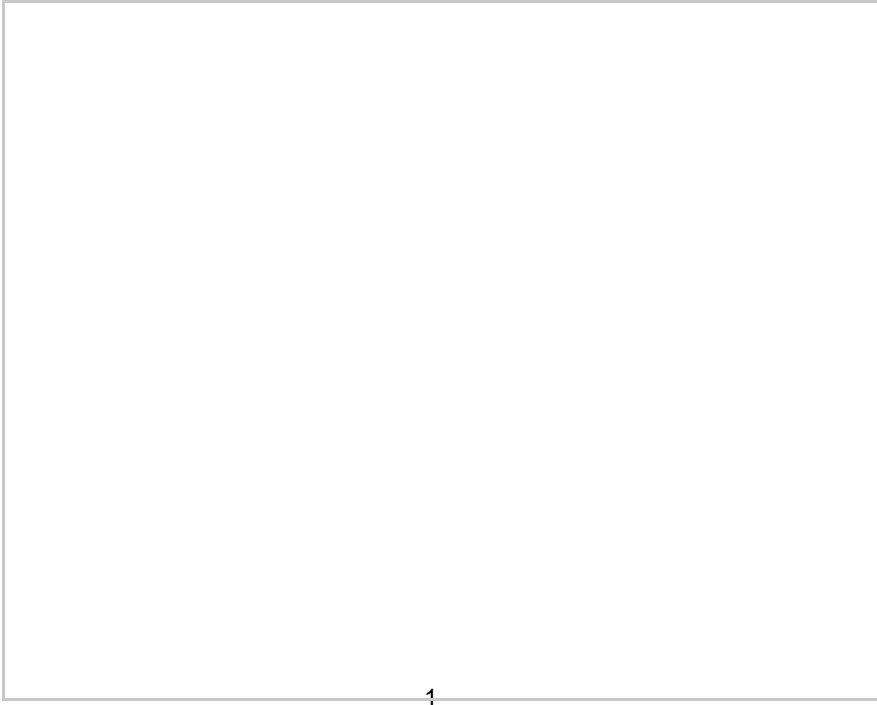
Accommodation comprising in brief, secure communal entrance with intercom system, private entrance hall, good sized living room, modern fitted kitchen, two well proportioned bedrooms, and further modern bathroom. The property benefits from gas central heating. Outside are well maintained communal gardens with allocated and visitor parking.

### Viewing

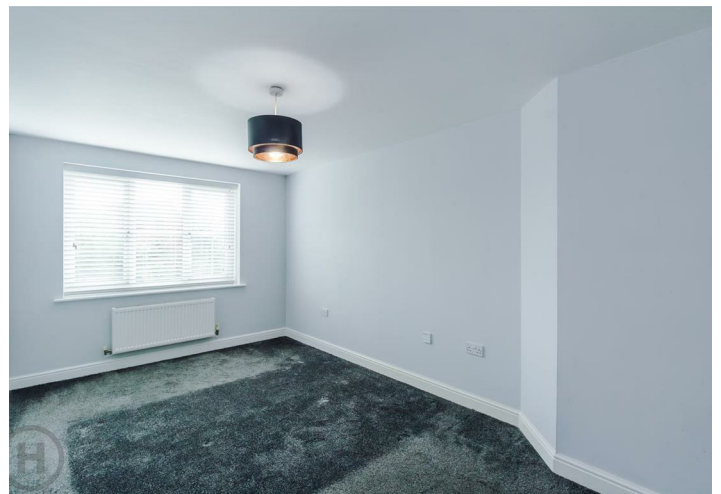
Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		83	83				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.