



*jordanfishwick*

45 Wellmead Close, Waterloo Park, M8  
£895 Per Calendar Month





## The Property

Available NOW - One bedroom apartment located on a quiet development on Wellmead Close, Waterloo park. Well-proportioned reception room with separate kitchen is functional and equipped, with a large double bedroom. The property has had new windows and carpets fitted for the new resident, and is a short distance from Victoria Station and Manchester City Centre. Communal gardens with grassed area and mature trees.

Permit parking is available for one car. FURNISHED to a good standard throughout. Council Tax Band A.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***

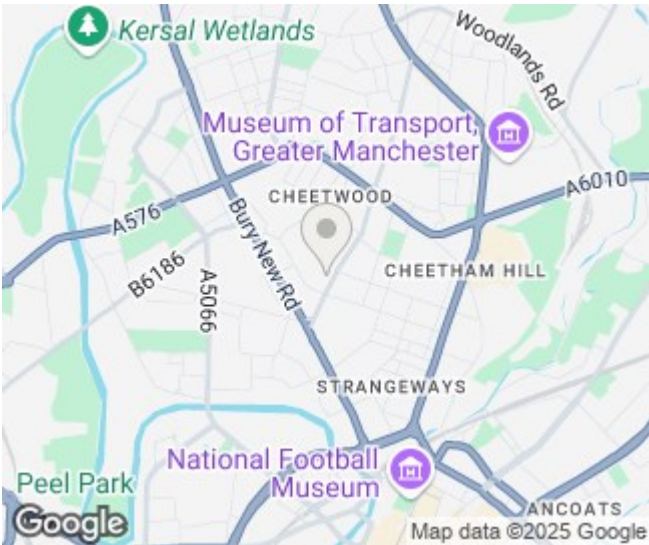
## Wellmead Close Manchester M8 8BS

**£895 Per Calendar Month**





- Available NOW
- One Bedroom Upper Flat
- Fully Furnished
- Newly Painted and New Carpets
- Council Tax Band A
- EPC Rating C



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>	69	74
(55-68) <b>D</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	





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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