



# 86 The Quadrant

Fog Lane | Manchester | M19 1AS

£950 PCM



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2 BED, UNFURNISHED WITH PARKING. An excellent, spacious two bedroom apartment in The Quadrant, East Didsbury. The 2nd floor property comprises: entrance hall, storage cupboard, house bathroom with shower over bath, master bedroom with ensuite and fitted wardrobes, second double bedroom, large open plan living & dining room with Juliet balcony leading to separate fitted kitchen. Further benefits include intercom entry system and allocated parking. Located just off Kingsway in East Didsbury, only a 5 minute drive to the centre of Didsbury and a short walk to Burnage Rail Station, only 7 minutes travel time to Manchester Piccadilly.

Picture Living is an investment landlord dedicated to increasing the availability of quality rental properties, ensuring that more people across the UK can find a place they proudly call home. All our homes are professionally managed, offering a dedicated point of contact, a 24 hour emergency line and repair service. We also offer a Residents App for convenient self-service on the go.

- TWO DOUBLE BEDROOMS
- UNFURNISHED
- JULIET BALCONY
- ALLOCATED PARKING
- EAST DIDSBUY LOCATION
- 2ND FLOOR
- SPACIOUS LIVING & DINING ROOM
- SEPARATE FITTED KITCHEN
- HOUSE BATHROOM WITH SHOWER OVER BATH
- CLOSE TO BURNAGE & EAST DIDSBUY RAIL STATIONS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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