



## 2 Eden Court

Wilbraham Road | Manchester | M14 7SA

**£895 PCM**



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Wilbraham Road | Fallowfield  
Manchester | M14 7SA  
£895 PCM

2 BED, UNFURNISHED WITH PARKING. A well-presented ground floor apartment in a modern development situated close to local amenities and transport links. The property briefly comprises; entrance hall, spacious open plan living & dining room through to fitted kitchen with dishwasher and washer/dryer, master bedroom with fitted wardrobes and en suite shower room, second double bedroom, house bathroom with shower over bath. Further benefits include intercom entry system, communal gardens and allocated parking space. Located on Wilbraham Road, close to the centre of Fallowfield and providing convenient access to the city centre.

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
- GROUND FLOOR
- FITTED WARDROBES IN MASTER BEDROOM
- COMMUNAL GARDENS
- FITTED KITCHEN
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- UNFURNISHED
- ALLOCATED PARKING
- INTERCOM ENTRY SYSTEM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		

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