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**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**Appleby Lodge, Wilmslow Road**  
Fallowfield  
M14 6HZ

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SALES • RENTALS • MANAGEMENT

12 Appleby  
Lodge Wilmslow Road  
Fallowfield  
Manchester  
M14 6HZ

£1,100 Per Calendar Month



**\*AVAILABLE NOW\*** A spacious first floor one double bedroom apartment set within the well presented and maintained, locally renowned Grade II listed Appleby Lodge Development. Lounge/Dining room with balcony access. Well appointed kitchen and bathrooms. Spacious double bedroom. Residents parking. Approx. 539 sq ft. Rent inclusive of heating/hot water. Unfurnished. Situated in a most convenient location with lots of shops, bars and restaurants close by. Platt Fields Park is nearby and there are excellent transport links into Manchester City Centre. Must be viewed to be appreciated. Virtual Tour Available.

**Entrance Hall**

With two built in storage cupboards.

**Lounge**

With a decorative fireplace and period style radiator. Door off to a balcony.

**Kitchen**

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Built in oven and electric hob with extractor canopy above. Tiled splashbacks. Double glazed window to the front elevation. Space for fridge/freezer and plumbing for a washer.

**Bathroom**

With a panelled bath, pedestal wash hand basin and low-level WC. Tiled areas. Telephone style shower attachment over the bath. Double glazed window to the front elevation. Radiator. Airing/linen cupboard off.

**Double Bedroom**

With a double glazed window to the front elevation. Radiator.

**Additional Information**

Rent will be payable monthly, in advance.

Rent inclusive of heating and heating of water. Tenant responsible for electric, water rates and Council tax to be paid independently by tenant. A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date.

Tenant(s) income no less than monthly rent x 30 (£33,000)



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>75</b>		

England & Wales EU Directive 2002/91/EC

The Whitworth  
Moss Ln E  
Princess Rd  
Claremont Rd  
Plymouth Grove  
VICTORIA PARK  
RUSHOLME

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