



jordan fishwick

32 Anson Road, M14 5BP
Guide Price £900 Per Calendar Month

**Anson Road Victoria Park
M14 5BP**

£900 Per Calendar Month



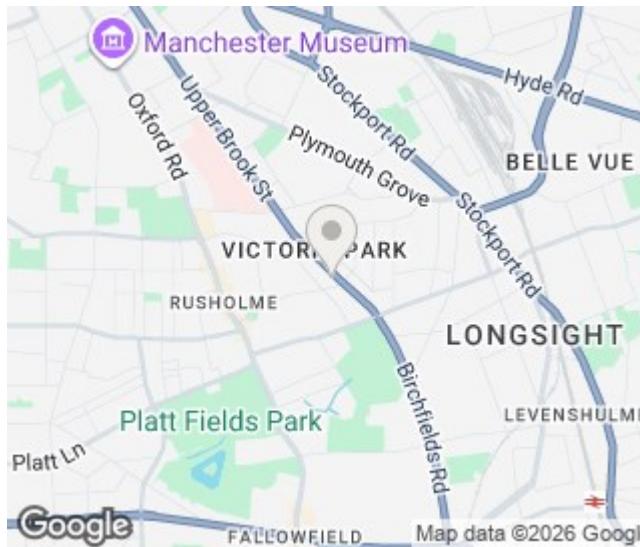
The Property

*** AVAILABLE FEBRUARY *** A modern one double bedroom first floor apartment of this purpose-built apartment block. The property is situated within walking distance into Longsight, Victoria Park, Rusholme and Birchfields. The property is situated within 50 meters of the celebrated Green Flag awarded Birchfields Park that features a children's play area, multi use games area, football pitch, fields suited to cricket, a skate park, and exercise equipment.. This property briefly comprises of hallway, modern fitted kitchen/diner with a range of base and eye level units, one double bedroom, three-piece bathroom suite with shower over bath. One unallocated parking space per apartment. Please note that permits are available to tenants so long as you live at the property but does not guarantee location or availability of a space and is only valid for the car parking of the property, and not the on-road parking. On street parking available without the need for a permit from the council, at the time of writing. Close to the main bus route (50) and cycle route to the MRI and city centre, as well as out to the Manchester Airport. If you are interested in this property, please contact our Didsbury office.

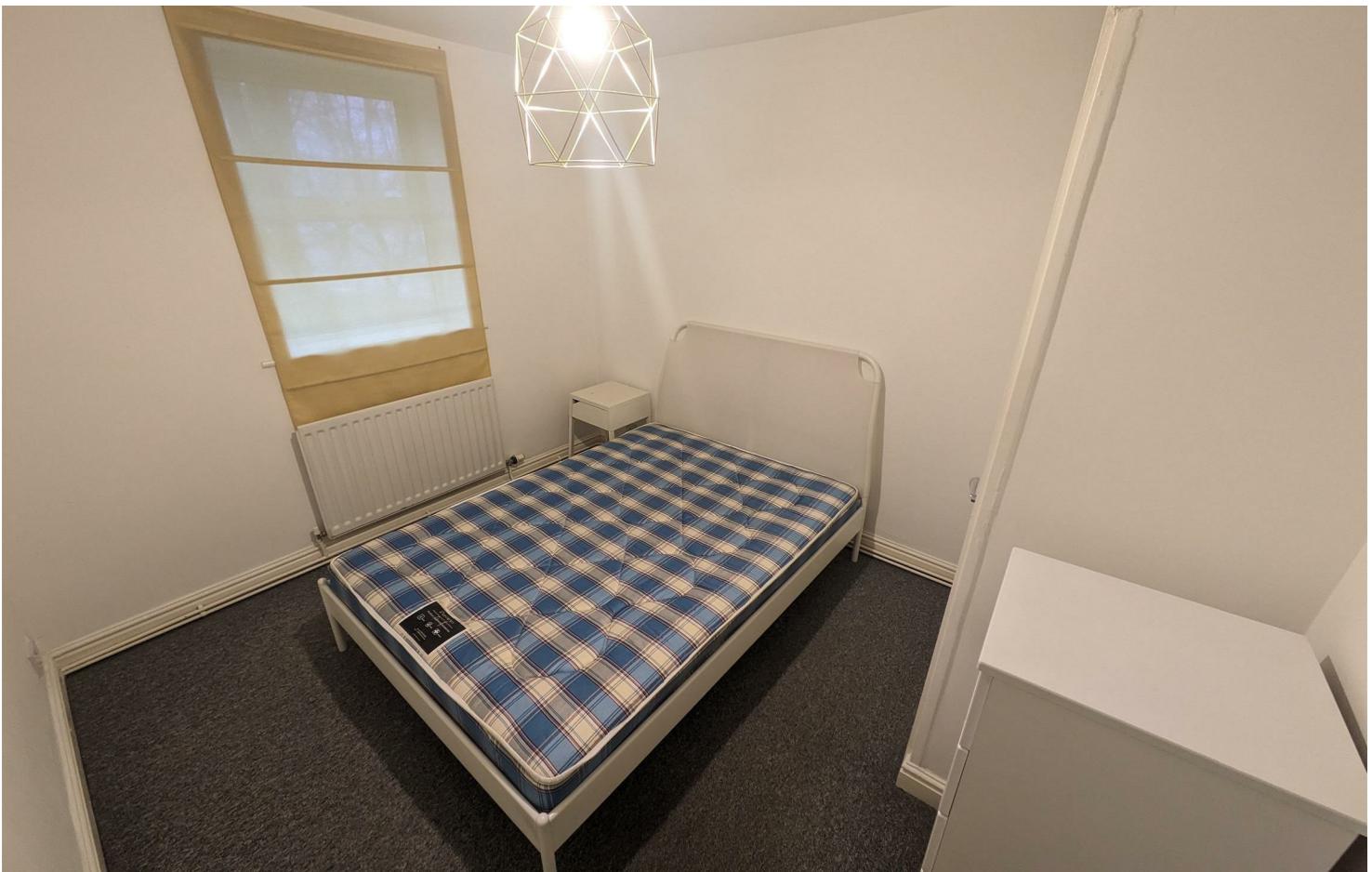
EPC Rating - B // Council Tax Band - A

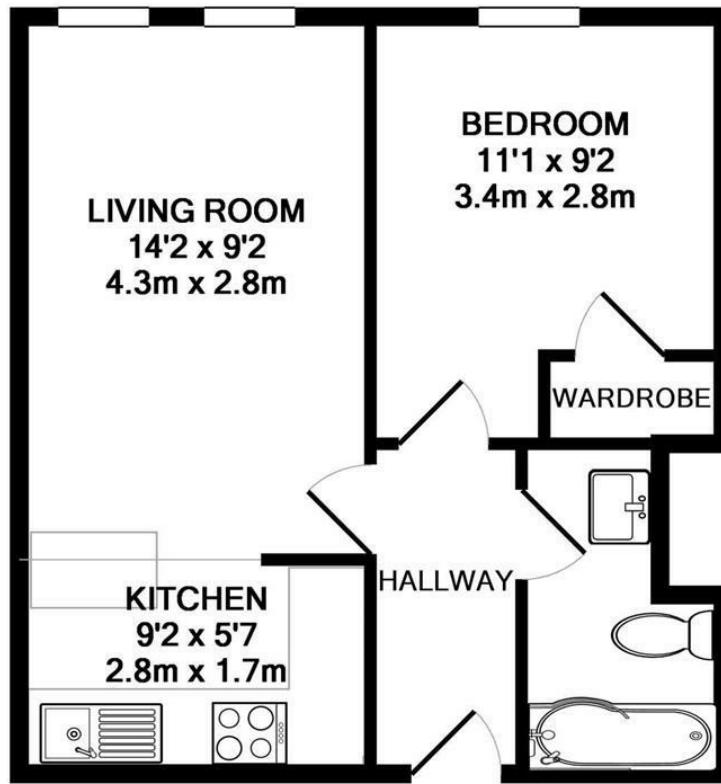


- Available February
- Furnished
- First Floor Apartment
- Ideal for Single Occupant
- Close to all Local Amenities
- Great Location
- Council Tax Band A
- EPC Rating B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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





FLAT 2, 32 ANSON ROAD
 TOTAL APPROX. FLOOR AREA 355 SQ.FT. (33.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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