



*jordan fishwick*

2 Mersey Road, M20 2UL  
Guide Price £1,750 Per Calendar Month





### The Property

\*\*\* AVAILABLE SEPTEMBER \*\*\* A superbly presented two double bedroom apartment situated on the ever-popular Larke Rise development in West Didsbury. Only a short walk to local pubs & bars and a 10-minute walk to the Metrolink makes it perfectly suited to single occupants, couples or professional sharers. The accommodation is tastefully furnished throughout and briefly comprises; tidy communal areas with lift access, entrance hall, very large lounge / dining area, glass walled study / sun-room and modern kitchen. Master bedroom with en-suite shower room, second double bedroom and modern main bathroom. Secure parking and well-kept communal gardens. Fully Furnished. To arrange a viewing please contact our Didsbury office.

EPC Rating C // Council Tax Band D

**Mersey Road West Didsbury  
M20 2UL**

**£1,750 Per Calendar Month**





- Available September
- Two Double Bedrooms
- Two Bathrooms
- Furnished
- Ideal for Couples or Professional Sharers
- Glass Walled Reception / Study Area
- Great Location of West Didsbury
- Allocated Parking
- Council Tax Band D
- 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>                            | 77                         | 83        |
| (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<br>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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