



*jordan fishwick*

55 Braemar Road, M14 6PR  
Guide Price £2,340 Per Calendar Month



**Braemar Road Fallowfield  
M14 6PR**

**£2,340 Per Calendar Month**



### The Property

\*\*\* STUDENT PROPERTY \*\*\* AVAILABLE 1ST JULY 2027 \*\*\* £135.00 PPPW \*\*\* NO DEPOSIT OPTION AVAILABLE \*\*\* UNLIMITED BILLS PACKAGE AVAILABLE \*\*\* We have a beautifully presented four double bedroom property in the heart of Fallowfield. The property is located conveniently for Fallowfield shopping and transport links to the universities and city centre. The property comprises of; four double bedrooms, bathroom, separate WC, lounge and fully fitted kitchen. Yard to the rear. On street parking. Furnished to a high level. Bills Package. Contact our Didsbury office to arrange a viewing

View our Virtual Tour Here - <https://youtu.be/EhBmV5lp25U>

EPC Rating D // Council Tax Band B

- Available 1st July 2027
- £135.00 PPPW
- Four Double Bedrooms
- Fully Furnished
- Seperate WC
- Great Location
- No Deposit Option Available
- Unlimited Bills Package Available
- Council Tax Band B
- EPC Rating D



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 78        |
| (55-68) D                                   | 63                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | 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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington