

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Flat 4 , Coniston Court, **Manchester, M22 4UD**



£1000pcm

Ground Floor Apartment
Allocated Parking
Two Bedrooms
Grey Gloss Kitchen
Telephone Entry System
Move in Condition

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for rent this modern ground floor apartment, representing an excellent apartment with easy access to the Airport, Wythenshawe Hospital and transport links for commuters.

The property is accessed via an entrance hallway leading into a spacious lounge/dining room, which provides a versatile area for both relaxation and entertaining. This flows through to the attractive grey gloss fitted kitchen, offering practical meal preparation space. The apartment comprises two good-sized bedrooms, ensuring comfortable accommodation, while the well-appointed bathroom features Wall cladding and a modern suite with shower over bath.

Externally, the apartment benefits from well-kept communal gardens, providing pleasant outdoor space without the maintenance burden. A designated parking space offers the convenience of off-road parking - a valuable feature in today's market.

Early viewing is recommended to appreciate both the accommodation and location. Contact Callaghans today to arrange your viewing.

Lounge 16' 5" x 19' 4" (5m x 5.9m)

Kitchen 7' 7" x 7' 7" (2.3m x 2.3m)

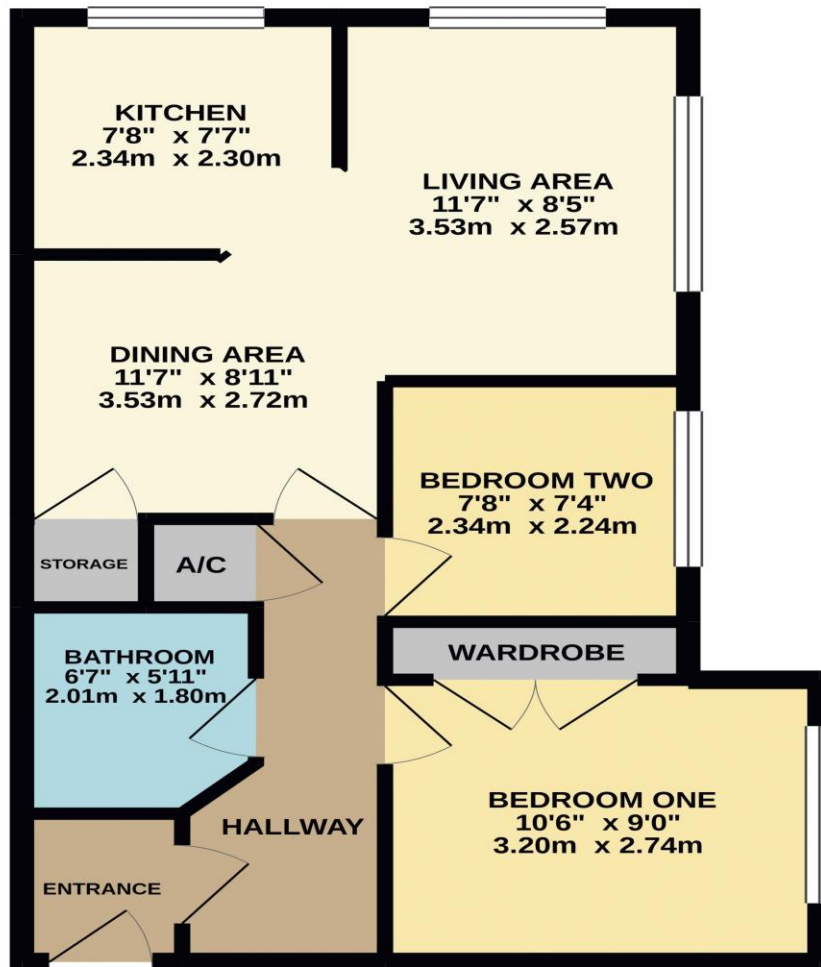
Family Bathroom 6' 7" x 5' 11" (2m x 1.8m)

Bedroom One 10' 6" x 9' 0" (3.21m x 2.74m)

Bedroom Two 7' 9" x 7' 3" (2.35m x 2.2m)

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GROUND FLOOR



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**