



**Top Flat, Fallowfield Bowling & Lawn Tennis Club 81 Wellington Road,
Fallowfield Manchester M14 6RN**
£1,100 Per Month

- UNIQUE RENTAL OPPORTUNITY
- 2 DOUBLE BEDROOMS
- PRIVATE BALCONY
- COUNCIL TAX BAND A
- LARGER THAN AVERAGE 2 BED FLAT
- 2 RECEPTION ROOMS
- UNFURNISHED

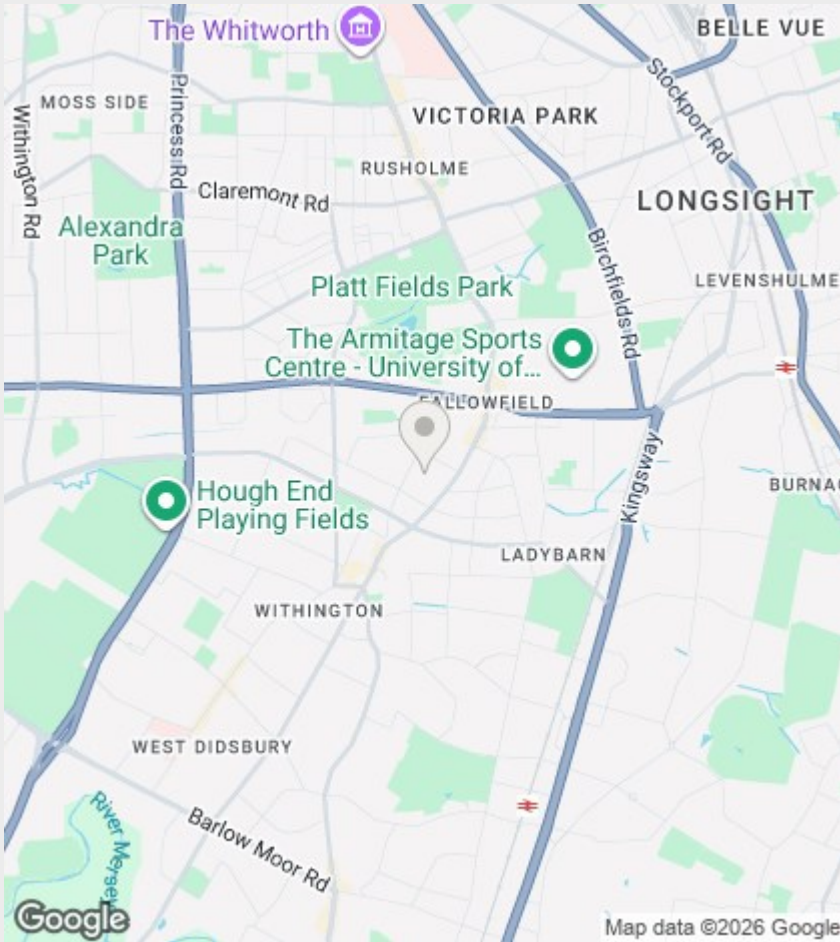
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A unique rental opportunity! An immaculate 2 bed flat above Fallowfield Bowling & Tennis Club. With it's singular views, looking out onto the well-kept bowling green, the property comprises; a well proportioned lounge, large dining room, 2 double bedrooms, brand new bathroom with shower and brand new kitchen with appliances. Electric heating. Private balcony area. Access to on site car park. Access to club facilities. UNFURNISHED. NO STUDENTS.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

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