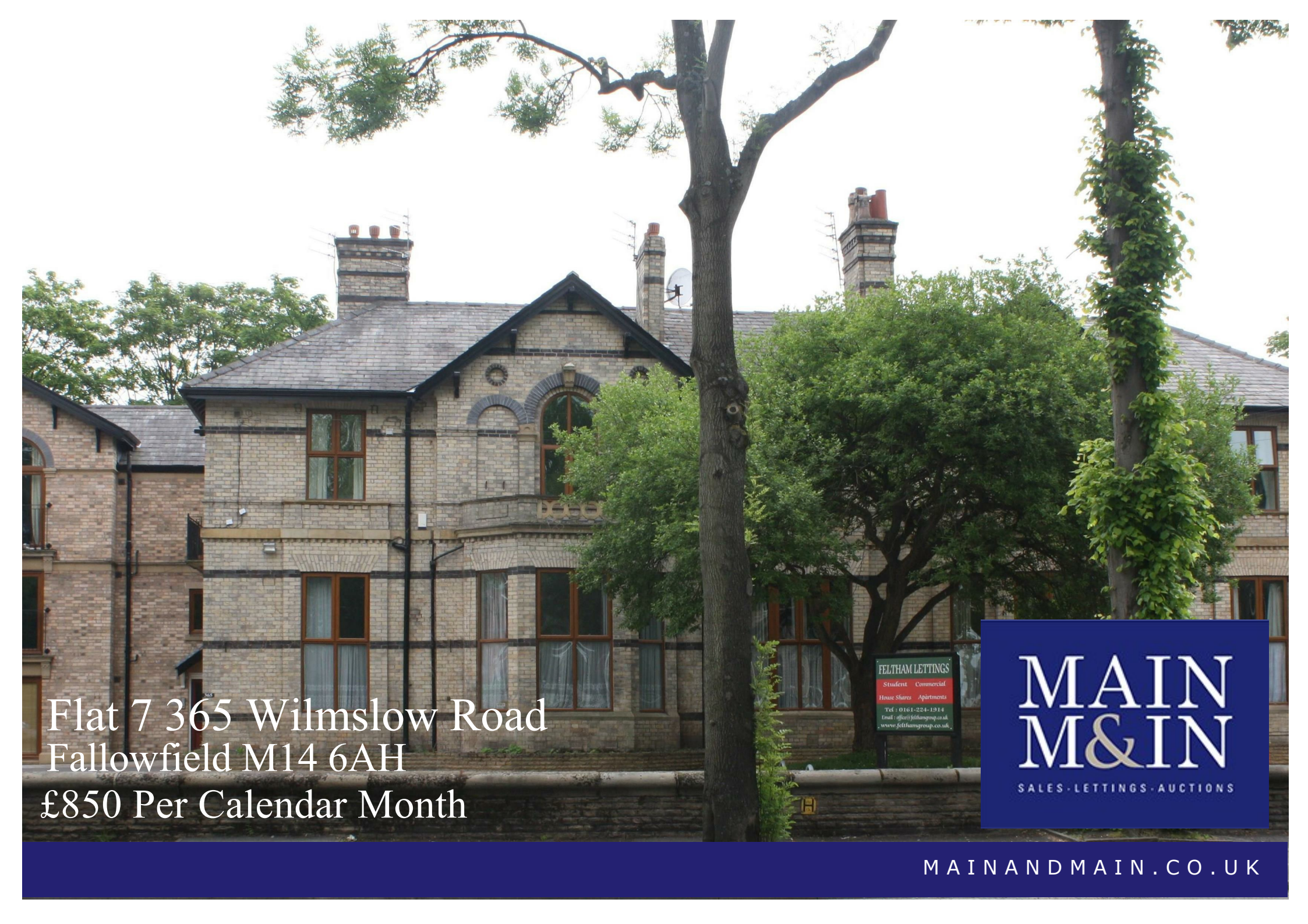




Flat 7 365 Wilmslow Road
Fallowfield M14 6AH
£850 Per Calendar Month

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Flat 7 365 Wilmslow Road

Fallowfield M14 6AH £850 Per Calendar Month

Ground Floor Studio – Prime Fallowfield Location (M14 6AH)

A well presented ground floor studio apartment in the heart of Fallowfield, ideally located for the City Centre, Withington and Didsbury. Close to Sainsbury's, bars, eateries and improved cycle lanes.

The apartment features an open plan lounge/kitchen with a raised bedroom area separated by a frosted glazed screen. Furnished with double bed, wardrobe and drawers. Lounge furniture is optional and can be removed if supplying own. Kitchen includes electric oven with gas hob, under counter fridge & freezer and washing machine. The bathroom, which is off the hallway, with bath, separate electric shower, WC and basin.

Benefits include double glazing, alarm system, intercom entry, bike storage and off road parking to the front.

Rent: £850 PCM (excl. bills)

Deposit: £0.00

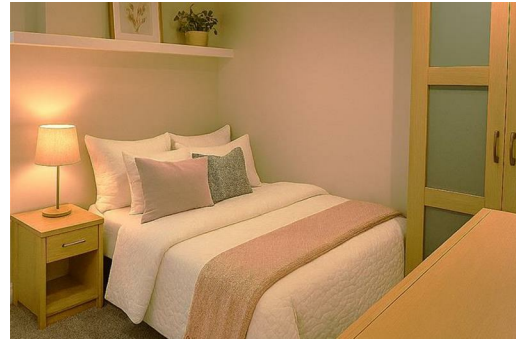
EPC: D - <https://find-energy-certificate.service.gov.uk/energy-certificate/0258-2896-7334-9298-0565>

Available: Now

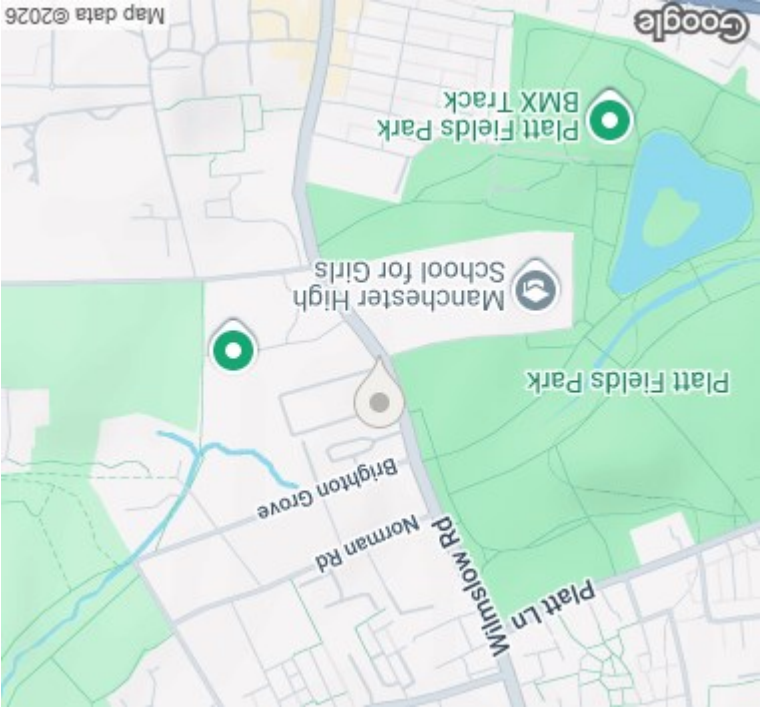
- Heart of Fallowfield
- Gas Central Heating
- Off Road Parking
- Available Now

- Studio Apartment
- Furnished

Tenure:
Council Tax: Manchester City Council A



To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure- To be confirmed with a solicitor at point of sale.

Call Monitoring System: Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	75
Potential	67

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A
(81-91)	
(69-80)	B
(55-68)	C
(39-54)	D
(21-38)	E
(1-20)	F
Not environmentally friendly - higher CO ₂ emissions	G
Current	1
Potential	1

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