



11 Eden Court

Wilbraham Road | Manchester | M14 7SD

£950 PCM

The
GOOD
ESTATE
AGENCY

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Wilbraham Road | Fallowfield

Manchester | M14 7SD

£950 PCM

2 BED, UNFURNISHED WITH PARKING. A well-presented second floor apartment in a modern development situated close to local amenities and transport links. The property briefly comprises: entrance hall, spacious open plan living & dining room through to fitted kitchen with dishwasher and washer/dryer, master bedroom with fitted wardrobes and en suite shower room, second double bedroom & house bathroom with shower over bath. Further benefits include intercom entry system, communal gardens and allocated parking space. Located on Wilbraham Road, close to the centre of Fallowfield and providing convenient access to the city centre.

Picture Living is an investment landlord dedicated to increasing the availability of quality rental properties, ensuring that more people across the UK can find a place they proudly call home. All our homes are professionally managed, offering a dedicated point of contact, a 24 hour emergency line and repair service. We also offer a Residents App for convenient self-service on the go.

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SECOND FLOOR
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- FITTED WARDROBES IN MASTER BEDROOM
- INTERCOM ENTRY SYSTEM
- COMMUNAL GARDENS
- ALLOCATED PARKING
- UNFURNISHED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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

68 Quay Street
Manchester
M3 3EJ

0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk