



*Jordan fishwick*

32 Anson Road, M14 5BP  
Guide Price £1,075 Per Calendar Month



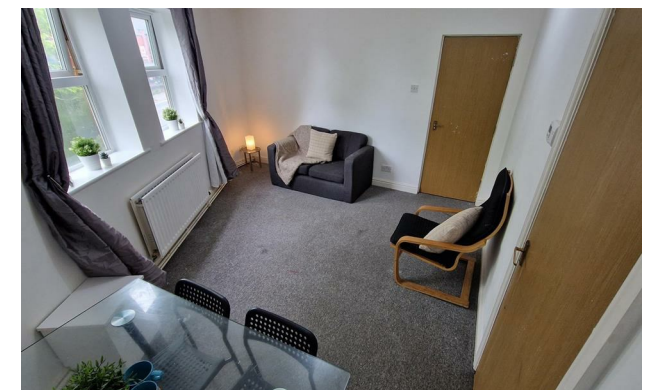
## The Property

\*\*\* AVAILABLE JULY \*\*\* A nicely presented two double bedroom apartment on the first floor of this purpose-built apartment block. This property briefly comprises of a modern fully equipped kitchen opening into the lounge/diner. This leads onto a three-piece bathroom suite and two double bedrooms with integrated storage. Perfectly suited to professional individuals or couple, the property is situated within walking distance into Longsight and all required amenities. Available Furnished. Unallocated onsite parking subject to availability. Residents permit required. Please note that permits are available to tenants so long as you live at the property but does not guarantee location or availability of a space and is only valid for the car parking of the property, and not the on-road parking. On street parking available without the need for a permit from the council, at the time of writing. If you are interested in this property, please contact our Didsbury office.

EPC Rating C // Council Tax Band B


**Anson Road Victoria Park  
M14 5BP**

**£1,075 Per Calendar Month**

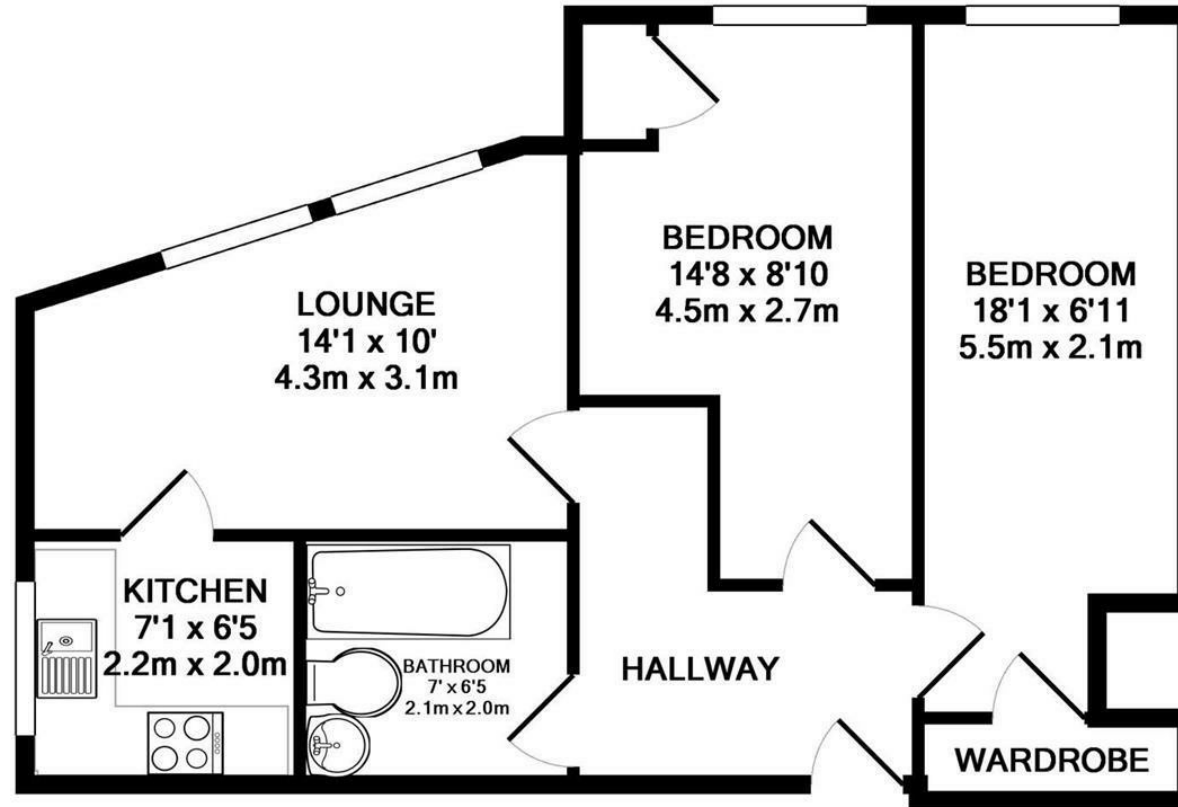


- Available July
- Two Double Bedrooms
- First Floor Apartment
- Furnished
- Great for Couples or Sharers
- Modern in Design Throughout
- Close to all Local Amenities
- Parking Available
- Council Tax Band B
- EPC Rating C



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





TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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