

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apartment 85, Manchester, M22 5LF



£1,100pcm

**First Floor Apartment
Two Bedrooms
En-Suite
Open Plan, With Balcony
Grey Gloss Kitchen
Secure Parking**

**Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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Callaghans are pleased to offer for rent this stylish first-floor apartment, forming part of a popular modern development ideally located for easy access to the amenities of Heald Green Village. The property also benefits from excellent transport connections, with Manchester Airport, Heald Green railway station, the Metrolink and the M56/M60 motorway network all readily accessible.

The apartment is accessed via a secure communal entrance with intercom system, leading to a private entrance hallway which includes a spacious storage cupboard for added convenience. The heart of the home is the bright and spacious open-plan living area, featuring sliding doors that open onto a front-facing balcony. This space also incorporates a contemporary grey gloss kitchen, fitted with integrated appliances to create a sleek and functional living environment.

The property offers well-proportioned bedroom accommodation, with the master bedroom benefiting from a modern en-suite shower room with walk-in shower. The family bathroom is finished with tiled walls and includes a bath and modern suite.

Externally, the apartment is set within well-maintained communal grounds and includes an allocated parking space within a secure gated car park. There is also secure gated access directly leading to Heald Green railway station and the village.

Apartments within this development are always in high demand, and early internal viewing is strongly recommended. Contact Callaghans today to arrange your viewing.

Open Plan Lounge 19' 3" x 11' 5" (5.86m x 3.48m)

Family Bathroom 5' 7" x 6' 3" (1.7m x 1.9m)

Bedroom One 9' 5" x 9' 1" (2.88m x 2.77m)

En-suite 6' 2" x 5' 9" (1.88m x 1.76m)

Bedroom Two 7' 10" x 9' 1" (2.39m x 2.78m)

Store 3' 7" x 2' 2" (1.1m x 0.65m)

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GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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