



## Flat 1, 812 Hyde Road, Manchester, M18 7JD

**£750 Per month**

- One Bedroom Apartment
- Outside Space
- Ground Floor
- Green Space Nearby
- EPC: E
- Final Finishing Touches Underway
- Modern White Kitchen
- Great Transport Links
- Council Tax Band: A
- Deposit: £865

# 812 Hyde Road, Manchester M18 7JD

ONE-BEDROOM GROUND FLOOR APARTMENT – AVAILABLE SOON! BOOK YOUR VIEWING TODAY!

This well-presented one-bedroom ground floor apartment on Hyde Road, Gorton is currently receiving its final finishing touches and will soon be ready for its first tenant.

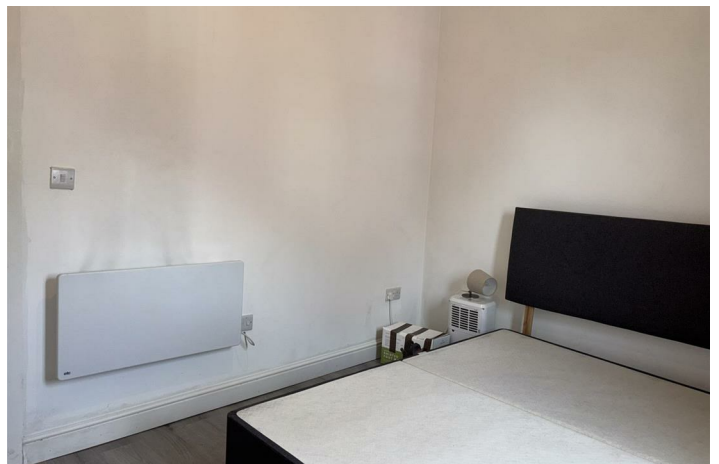
The property offers a bright open-plan kitchen and living area, providing a modern and versatile space. The generous double bedroom offers plenty of room for bedroom furniture and additional storage. The contemporary bathroom is fitted with a bath, overhead shower, WC and wash basin. The property also benefits from modern electric heating throughout, allowing individual temperature control in each room for greater comfort and energy efficiency. A particular benefit of this apartment is the secure private outdoor space, ideal for storing bicycles or enjoying a little extra outside space.

Located within easy reach of Debdale Park, a range of local shops and amenities, and excellent public transport links into Manchester City Centre and surrounding areas, this apartment is perfectly positioned for convenient everyday living.

With the final works now being completed, this attractive apartment will soon be ready to move into. Early viewing is highly recommended to avoid disappointment.



Council Tax Band: A



### Kitchen

5'6" x 11'5"

### Living Room

12'1" x 10'2"

### Bedroom

11'1" x 9'6"

### Store Room

3'3" x 6'6"

### Bathroom

7'10" x 5'10"



### Anti Money Laundering

**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).



### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.





## Viewings

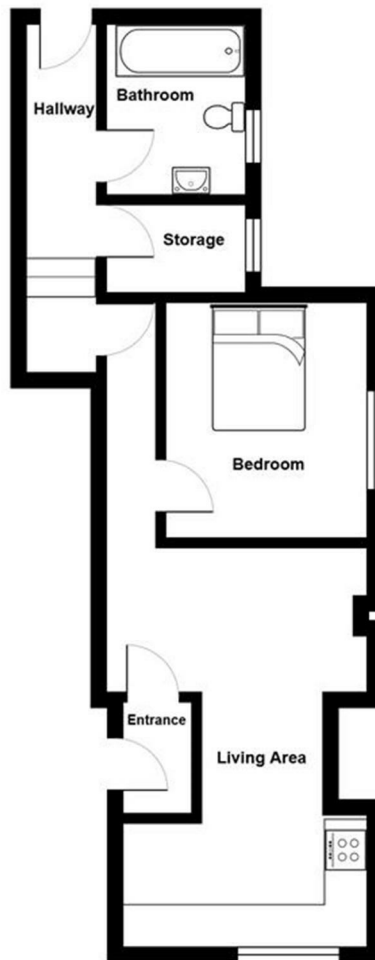
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

## EPC Rating:

E

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		41	41
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Fiat 1, 812 Hyde Road, M18 7JD



Total Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>

All measurements are approximate and for display purposes only