



allAgents  
**BEST OVERALL BRANCH OF THE YEAR**  
Gold 2019  
in M41  
★★★★★

CHORLTON ROAD  
HULME

£735

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 AVAILABLE 07-12-2020



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Chorlton Road, Hulme, M15 4AR

VITALSPACE ESTATE AGENTS are pleased to offer for rental this desirable two bedroom apartment located a mere five minutes from the cosmopolitan City Centre. This particular apartment is located on the first floor and briefly comprises:- Private entrance hallway leading to a good sized open plan living dining room with Juliette balcony, a modern separate fitted kitchen, two double bedrooms and a three piece bathroom suite with shower over the bath. This property is available from 07-12-2020 on a fully furnished basis and benefits from secure gated allocated parking. The property also benefits from communal gardens. Hulme is very popular with students, young professionals and is only ten minutes walk from Oxford Road and The Universities. Excellent transport links to the City Centre. Contact VitalSpace Estate Agents on 0161 747 7807 for further information.



## NOTE

This property is available 07-12-2020 on a furnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; No Smokers, No Pets, Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent.

If your looking to apply for this property, please visit our website where you can complete our online rental application form. For further assistance in this regard, please contact our lettings department.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
75	83	74	74

England, Wales & N.Ireland EU Directive 2002/91/EC