



PRESTWOOD CLOSE
DAVYHULME

£650

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  AVAILABLE
9TH JULY



VITALSPACE
INDEPENDENT ESTATE AGENTS



Prestwood Close, Davyhulme, M41 7GA

****IMMACULATELY PRESENTED TOP FLOOR APARTMENT**** VITALSPACE ESTATE AGENTS are delighted to offer for rental this well presented TOP FLOOR ONE DOUBLE BEDROOM apartment 'The Appleton', built in 2012 by Persimmon Homes. This apartment is finished to an excellent standard entered via a communal entrance with a secure intercom entry system. The communal areas are very well maintained and stairs lead to the second floor apartment. This apartment benefits from uPVC double glazing and is gas centrally heated and in brief the accommodation comprises; entrance hallway with useful loft access for storage, a sizable storage cupboard, a double bedroom, modern tiled bathroom and a large open plan living/dining area which opens into a contemporary kitchen area. The kitchen itself is fitted with white high gloss wall and base units with dark wood effect worksurfaces over. Laminate flooring extends throughout the apartment and uPVC doors open out onto a 'Juliette' balcony with views over Davyhulme. Externally the apartment is situated within well maintained grounds with a covered bicycle storage and allocated parking. This apartment has one allocated parking space, there is also visitors parking spaces available. Available 9th July on an unfurnished basis. An internal viewing is highly recommended.



PRESTWOOD CLOSE NOTE

This property is available Now on an unfurnished 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		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(66 to 68)	D		
(39 to 64)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	