



HULME HALL ROAD  
CASTLEFIELD

£1,250

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Hulme Hall Road, Castlefield, M15 4LA

## PROPERTY DETAILS

**\*\*SECURE GATED PARKING\*\* - \*\*AVAILABLE 11-11-24\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for rental this superb TWO DOUBLE BEDROOM apartment positioned within a converted boiler house in the super popular Britannia Mills development in Castlefield. This unique property has a mezzanine BED DECK and additional bedroom / study with a host of original features including exposed brick walls and original steel girders. The spacious living room benefits from three large windows allowing plenty of natural light and steps leading to the kitchen and dining area. There is a RESIDENTS' COMMUNAL GYM within the development. About five minutes walk from Deansgate railway / Metrolink station and easy access to the M60/M602 and M56 motorway networks. The Britannia Mills development is an iconic, sought after Urban Splash development finished to a high standard, retaining bundles of original features; exposed brickwork, original steel girders and high ceilings. The development benefits from a residents gym, beautiful communal gardens as well as a tranquil outside seating area. The boiler house is a separate building within the award winning development of this former Victorian mill conversion by Urban Splash. This development consists of the 125 loft style apartments which was completed in 2000. Offering a secure canal side location with well maintained communal areas and landscaped courtyards. A communal gym is situated within the development and a secure area for bicycle storage. There is access to the Bridgewater Canal towpath, which runs alongside the development, leading to the bars and restaurants at the Bridgewater Canal Basin. Available from the 11-11-24 on a furnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection.**

## NOTE

This property is available 11-11-24 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; 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.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- E  
Council Tax Band - D  
Tenure – Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
England, Scotland & Wales		40	82
EU Directive 2002/91/EC			

