



HULME HALL ROAD
CASTLEFIELD

£850

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 AVAILABLE NOW



VITALSPACE
INDEPENDENT ESTATE AGENTS



Hulme Hall Road, Castlefield, M15 4LA

****VIDEO TOUR** - **AVAILABLE NOW** - **ZERO DEPOSIT AVAILABLE**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this stunning loft style apartment with impressive features including double height ceilings, exposed brickwork and views over the landscaped inner courtyard. The popular Castlefield location is idyllic with the neighbouring canal network and picturesque views. Well presented throughout, the attractive converted accommodation comprises; a beautifully presented living/dining room area surrounded by an expansive of windows and striking high ceilings. A modern kitchen helps contribute to a practical open plan space. A contemporary three piece bathroom can also be found to the lower level. Steps rise up to two double bedrooms and a useful WC. 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. Available NOW on an unfurnished basis. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

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 - <http://vitalspace.co.uk/tenant-hub/> - where you can complete our online rental application form. For further assistance in this regard, please contact our lettings department on 0161 747 7807.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
69	75	52	58
<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>	