



## WOODLAWN COURT WHALLEY RANGE

# £1,200

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Woodlawn Court, Whalley Range, M16 9RL

## PROPERTY DETAILS

**\*\*VIDEO TOUR\*\* - \*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this deceptively spacious, TWO DOUBLE BEDROOM top floor apartment positioned within a highly popular residential development on Wood Road. Situated in this conservation area of Whalley Range and within walking distance of Chorlton with all its selection of shops and the independent cafés and bars on Manchester Road. The Hilary step on Upper Chorlton Road, Alexandra Road Park is nearby and the Metrolink on Ryebank Road, Firswood giving direct access into the City Centre and Media City. Available now on an unfurnished basis, the well proportioned apartment comprises of a communal entrance hallway, a private entrance hallway, a generously sized living/dining room and a modern fitted kitchen. There are two double bedrooms and a white three piece family bathroom. This apartment also benefits from a gas fired central heating via a combi boiler, resident parking, and useful storage cupboards. The Woodlawn Court development benefits from maintained lawned communal gardens with ample seating areas as well as established flower beds with a selection of trees. Ample resident parking and recycling bin storage area. Contact VitalSpace Estate Agents 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; 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:- C  
Council Tax Band - A  
Tenure – Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

