



BRAEMAR ROAD
FALLOWFIELD

£1,350

-  3 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Braemar Road, Fallowfield, M14 6PW

PROPERTY DETAILS

****VIDEO TOUR** - **AVAILABLE NOW** - **FURNISHED ACCOMMODATION** -**
VITALSPACE ESTATE AGENTS are pleased to offer for rental this exceptional THREE BEDROOM mid period terrace furnished to a high standard throughout located in central Fallowfield, close to the bars, shops and bus routes into Manchester. In brief the property offers a warm and welcoming entrance hallway, a bay fronted reception room ideal as a sitting room or dining room, a spacious living room and a modern fitted kitchen with appliances. A ground floor shower room and utility room complete the ground floor accommodation. To the first floor level, there are three generously sized bedrooms, all offering ample space for bedroom furniture alongside a contemporary shower room. This property is situated in a desirable location, situated within close proximity to Fallowfield, close to a range of local amenities, shops, transport links into Manchester City Centre and universities. Just a stones throw from Withington and Levenshulme town centres as well as local transport links this is one not to be missed. Contact VITALSPACE ESTATE AGENTS for more information or to arrange an internal inspection.

NOTE

This property is available Now 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:- D
Council Tax Band - B
Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	
England, Scotland & Wales	
EU Directive 2002/91/EC	

