



SLATE WHARF  
CASTLEFIELD

£900

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 AVAILABLE NOW



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Slate Wharf, Castlefield, M15 4SY

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this fantastic TWO DOUBLE BEDROOM apartment located on the third floor of this popular Castlefield development. This tastefully decorated property boasts a large bright living room with patio doors leading to the Juliette balcony offering views across Castlefield, a separate contemporary kitchen, two great sized bedrooms and a spacious three piece modern bathroom and an en-suite shower room offer the master bedroom. This apartment also offers extensive storage with a large storage cupboard off the hallway. Externally, this property offers a secure allocated parking space, well-kept communal areas and a fantastic Castlefield location. Deansgate is only a ten minute walk away via the canal footpath providing access to an array of bars, shops and restaurants. Deansgate Rail, Metrolink stops and access to the M60/M56 motorways via the Mancunian Way are also within easy reach. Available Now on a furnished basis. Contact VitalSpace Estate Agents on 0161 747 7807 to arrange an internal inspection.



## NOTE

This property is available now on an 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; 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.



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