



Wardle Court  
Private Car Park

WARDLE ROAD  
SALE

£900

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- C



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Wardle Road, Sale, M33 3LY

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this beautifully presented, recently updated one double bedroom, ground floor apartment positioned within walking distance of Sale Town Centre providing multiple shopping facilities as well as the Metro-link providing easy access into Manchester City Centre and Altrincham. Available now on a unfurnished basis, an internal viewing will reveal; a communal entrance hallway, private hallway, a large living room with adequate space for a dining table and chairs, a modern fitted kitchen with gas cooker, a spacious double bedroom with built in wardrobes and a three piece tiled bathroom. Externally, pleasant communal gardens surround the development both at the front and rear which are mainly laid to lawn with planted borders and mature shrubbery. The property comes with parking included and two additional store cupboards externally of the apartment. Available now on a unfurnished basis, contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## NOTE

This property is available Now on a 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.

## NOTE

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

