



BURLINGTON STREET  
HULME

£1,200

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Burlington Street, Hulme, M15 6HQ

## PROPERTY DETAILS

**\*\*AVAILABLE 07-03-25\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented, spacious purpose built duplex apartment situated close to Manchester University, Manchester Science Park, the Hospital and just a short commute to the city centre. Arranged over two floors, this apartment feels more like a house with well proportioned living and sleeping accommodation. Benefiting from secure off road parking, this apartment is accessed via a secure entrance with a private door leading to the property. In brief the accommodation comprises; entrance hallway, large dining living room and a separate modern fitted kitchen. To the first floor there are two large double bedrooms, a balcony off the second bedroom alongside a white three piece bathroom suite. This apartment also offers an abundance of storage with two generous cupboards on each floor. Available from the 07-03-25 on a fully furnished basis. Contact VitalSpace Estate Agents on to arrange an internal viewing.

## NOTE

This property is available 07-03-25 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; 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 - C  
Tenure – Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

