

allAgents
BEST OVERALL BRANCH OF THE YEAR
Gold 2019
in M41
★★★★★



BRAEMAR ROAD
FALLOWFIELD

£1,300

 4 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 AVAILABLE NOW



VITALSPACE
INDEPENDENT ESTATE AGENTS



Braemar Road, Fallowfield, M14 6PN

****AVAILABLE NOW** - **FURNISHED ACCOMMODATION** - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this exceptional **FOUR BEDROOM** end 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 currently used as a bedroom, a spacious living room and a modern fitted kitchen with appliances. A ground floor renovated bathroom can be found to the rear of the property comprising of walk in double shower tray, WC and basin. To the first floor level, there are three generously sized bedrooms, all offering ample space for bedroom furniture. 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. For further assistance in this regard, please contact our lettings department.

All photographs are provided for guidance only.

Redress scheme provided by: The Property Ombudsman

Client Money Protection provided by: Propertymark – C0124317



Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Predicted
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	

England, Wales & N.Ireland EU Directive 2002/91/EC