



# SADLER COURT HULME

## £1,600

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



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Sadler Court, Hulme, M15 5RP

## PROPERTY DETAILS

**\*\*AVAILABLE 14-09-23\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this stunning THREE DOUBLE BEDROOM townhouse positioned in arguably one of the most desirable locations in Hulme. This attractive recently updated property is situated on a quiet cul-de-sac providing a secluded haven from the bustling city centre, yet only a few minutes commute away. Exclusively situated with open unobstructed private rear views which benefits from a southerly orientation, in brief, the well maintained accommodation briefly comprises; welcoming entrance hallway, downstairs WC, a modern fitted kitchen, a dining room and useful utility room. To the first floor there is a large bright living room with floor to ceiling windows and balcony as well as a double bedroom. Stairs rise from the first floor landing to the second floor level which offers two further double bedrooms, an en-suite shower room and a recently installed master bathroom. Externally, to the rear, an enclosed low maintenance landscaped garden can be found with high fenced boundaries. Available from the 14-09-23 on a furnished basis. Contact VitalSpace Estate Agents for further information.

## NOTE

This property is available 14-09-23 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.

## 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	81
EU Directive 2002/91/EC			

