



ELLESMERE STREET  
CASTLEFIELD

£950



1 BEDROOM



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Ellesmere Street, Castlefield, M15 4FY

## PROPERTY DETAILS

**\*\*VIDEO TOUR\*\*** - Moho is an Urban Splash development located in Castlefield, only a ten minute walk away from Deansgate. Positioned on the fourth floor, this spacious one bedroom apartment has been innovatively designed to utilise every inch of space. This attractive apartment comprises; entrance hallway with storage cupboard, sliding door to the three piece bathroom, living room which leads onto the a balcony, a separate kitchen with integrated appliances and a dining area, a good sized double bedroom with built-in wardrobes and shelving and access out onto a second balcony. Moho is located on Ellesmere Street which is home the Banyan Tree bar and restaurant, a convenience store and other small businesses. The Slate Wharf area of Castlefield is just a five minute walk away providing you with plenty of other bars and restaurants. The property is located only a 10 minute walk from both the Cornbrook and Castlefield-Metrolink stops and a short walk to Deansgate. Available now on a furnished basis. Contact VitalSpace Estate Agents for further 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.

## 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 - B  
Tenure – Leasehold

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

