



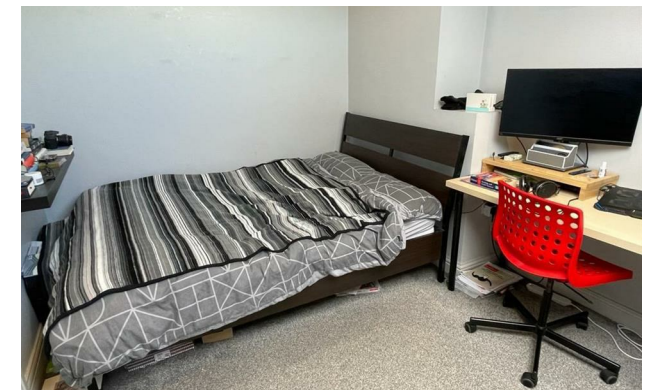
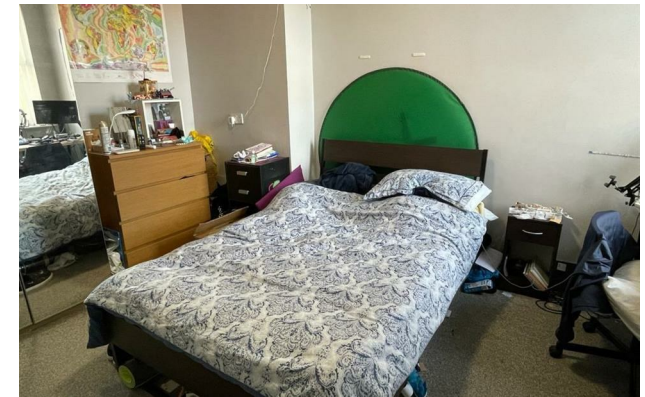
*Jordan fishwick*

138 Platt Lane, Fallowfield, M14 5WH  
£1,651 Per Calendar Month



## Platt Lane Manchester M14 5WH

£1,651 Per Calendar Month



### The Property


View our Virtual Tour Here - <https://youtu.be/zHbzssFfmdo>

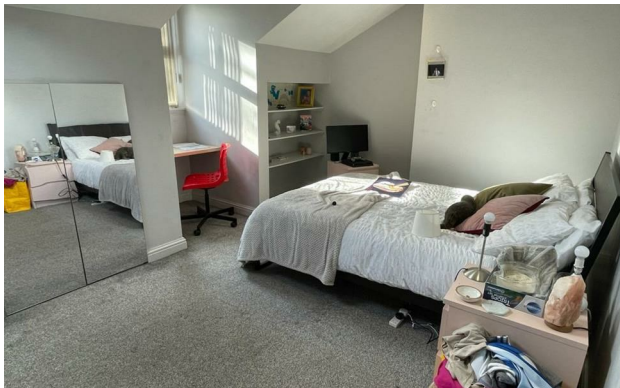
\*\*\* AVAILABLE 1st JULY 2024 \*\*\* £127.00 PPPW \*\*\* BILLS PACKAGE AVAILABLE \*\*\* We have a modern three bedroom duplex flat. This student property in the heart of Fallowfield and is a stones throw away from Platt Lane Sports Complex and Wilmslow Road. Boasting one double bedroom to the first floor with an open plan kitchen/ diner, full bathroom and a further two double bedrooms to the second floor. Additional bills package available to include electricity, gas & water, however are capped at a rate per annum. High speed internet included in the rent. The property is fully furnished. To view please call Withington 0161 438 2411 to arrange a viewing.

EPC Rating - D

- Available July 2024
- £127.00 PPPW
- Three Double Bedrooms
- Bathroom with Shower
- Internet Included
- Bills Package Available, Capped Annually
- Top Floor Duplex Flat
- Fantastic Location
- Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	<b>68</b>	<b>72</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington