



*Jordan fishwick*

138 Platt Lane, Fallowfield, M14 5WH  
£1,100 Per Calendar Month



## Platt Lane Manchester M14 5WH

£1,100 Per Calendar Month



### The Property

View our Visual Tour Here - <https://youtu.be/sAnUMcc8DC0>

\*\*\* AVAILABLE 1st JULY 2024 \*\*\* INTERNET INCLUDED \*\*\* ADDITIONAL BILLS PACKAGE AVAILABLE \*\*\* We have a beautifully presented student property in the heart of Fallowfield. Boasting two double bedrooms, bathroom and a separate second WC. Including high speed Internet. The property is a stones throw away from Platt Lane Sports Complex and Wilmslow Road. This Victorian terrace has been converted in to two self contained flats and this one has undergone some small refurbishments in recent years. The property is fully furnished and available to view now! Additional bills package available to include electricity, gas & water, however are capped at a rate per annum. To book a viewing please call Withington 0161 438 2411

EPC Rating - C

- Available July 2024
- Two Double Bedrooms
- Bathroom & WC
- Recently Refurbished
- Internet Included in Rent
- Additional Bills Package, Capper Annually
- Fantastic Location
- Yard
- 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>                            | <b>71</b>                  | <b>71</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>England &amp; Wales</b>                  | EU Directive<br>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