



Nell Lane, West Didsbury, Manchester, M20 2DU

£1,295 Per Calendar Month



View our Virtual Tour Here - <https://youtu.be/5VZXKlio-tM>

*** AVAILABLE APRIL *** A stunning and contemporary two double bedroomed ground floor apartment in West Didsbury. The luxury apartment is ideally suited to professional sharers or couple and in a great location to the Metrolink and motorways. In brief the property comprises: reception hall with storage cupboard, feature open plan living space comprising, lounge area, dining area with French doors to patio and high specification breakfast kitchen with integrated appliances and granite work surfaces, there are also two double bedrooms, the master with en-suite shower room and family bathroom. Allocated parking space set behind secure electric gates. Offered on a furnished basis. Call 0161 434 5290 to arrange a viewing.

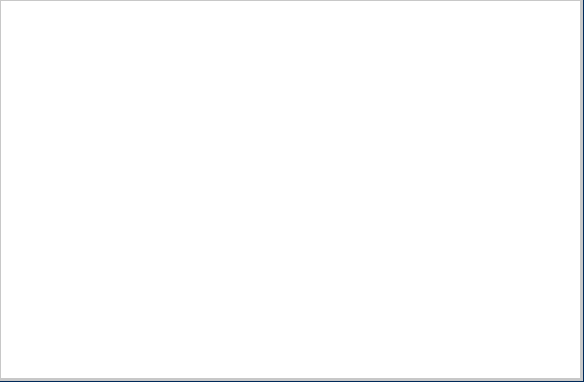
EPC Rating - C



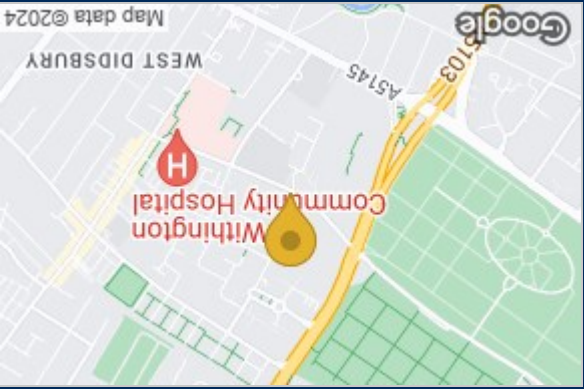
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Current	Current	Current	Current
79	79		

Energy Efficiency Graph



Floor Plan



Area Map