



**FRESHFIELDS, SPINDLETREE AVENUE, MANCHESTER
M9 7HQ**



- Available to rent now
- Open plan fitted kitchen / diner / lounge
- Stunning three bed apartment
- Deposit £1,145
- Duplex style over two levels
- Wonderful Far reaching views
- Council Tax Band B
- Minimum Lease 6 months



£995.00 PCM

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

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Extending to around 750 ft.² in a duplex style over two levels is this wonderful three bedroom apartment, which is available to rent now and enjoy this wonderful far reaching views from the city centre of Manchester to the countryside beyond Bury/Rochdale. Set in parts of this much admired tower building the incoming tenants will enjoy the benefit of the on-site gymnasium, secure gated parking and of course the fantastic position, being within easy reach of Manchester City centre, the motorway network, transport links, popular schools and beautiful local countryside. The apartment can be accessed from both levels five and six which means you can use either of the buildings. The accommodation briefly comprises: quality fitted kitchen with integrated appliances, open Plan lounge and dining room which extends into study space, spiral staircase to the upper level, landing, master bedroom with ensuite shower room, two additional good size bedrooms and a modern white three-piece bathroom suite. The car parking space associated with this property is number three and is accessed by the fob to enter the secure parking area. The gym is within the building, and residents can enjoy use of the communal gardens. We are advised that unfortunately pets are not allowed as part of the leasehold terms of the building. There is an on-site concierge service available approximately 4/5 days a week, the property is served by the two lifts in the building, is warmed via electric heaters and is UPVC double glazed. Viewing in the first instance is via the walk through viewing video and following this, a personal inspection can be arranged by calling Cardwells Letting Agents Bury on 01617611215 or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Accessed from either the fifth or the sixth level the accommodation is as follows:

Kitchen/Living Area 25' 3" x 16' 8" (7.69m x 5.08m) Quality kitchen with integrated appliances including: fridge/freezer, oven/grill, hob, extractor, washing machine, stainless steel single bowl sink and drainer with mixer tap over, spot lighting, electric heater. The kitchen opens directly into the open plan lounge diner. Living Area Flooded with natural light from windows to both the side and the rear the views are fantastic, electric heater, spot lighting, quality flooring. This opens into study/versatile space.

Study Space UPVC windows which enjoy the far-reaching views, quality wood flooring door off to the internal hallway with the stylish spindled spiral staircase which leads up to the upper level.

Landing Access from level six of the building.

Master Bedroom 10' 1" x 9' 9" (3.07m x 2.97m) 2UPVC windows, electric heater.

En-Suite A modern white three-piece ensuite shower room comprising: dual flush WC, wash hand basin and corner shower enclosure, heated towel rail.

Bedroom Two 10' 1" x 10' 0" (3.07m x 3.05m) Large UPVC window enjoying far-reaching views.

Bedroom Three 9' 9" x 5' 8" (2.97m x 1.73m) UPVC window which enjoys the far reaching views.

Family Bathroom 10' 0" x 7' 5" (3.05m x 2.26m) A modern, bright and white three-piece bathroom suite comprising: Joel/WC wash hand basin and bath, heated towel rail.

Gymnasium We are advised that the tenants would be welcome to use the on-site gymnasium.

Parking The secure parking space is number three.

Gardens We understand that residents enjoy use of the communal garden areas.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bury on 0161 7611215, emailing: lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Council Tax The property is situated in the Borough of Manchester and is therefore liable for Manchester City Council Tax. The property is B rated which is at an approximate annual cost of £1,608.63 (at the time of writing).

Approximate plot size The property is set in a plot which extends to a round Plot size 3.53 acres (2 Plots)

Conservation Area Cardwells Letting Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information Cardwells Letting Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

