

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Flat 1, Constable Court, **Manchester, M23 1WA**



£950 pcm

Modern One Bedroom Apartment
Underground Parking
Open-Plan Living
Private Balcony
Secured Apartment Block
Grey Gloss Kitchen
Deposit £1096.15
12 Month tenancy

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Callaghans are pleased to offer for rent this stylish one bedroom apartment, located on the first floor of a modern built apartment building. The spacious entrance hall leads you to the bright and airy open plan living area leading onto a private balcony and fitted modern kitchen with integrated appliances. There is a large double bedroom with feature floor to ceiling windows and a modern bathroom. The property comes with one allocated underground parking space and is set within well maintained communal grounds. Located a stones throw from a local shops and close amenities such as Hospital, Airport and motorway networks. This apartment is an ideal spot for a professional couple.

Lounge/Diner 15' 6" x 13' 1" (4.72m x 3.98m) Bright and spacious lounge/diner with multiple floor to ceiling windows and access to the private balcony.

Kitchen 8' 4" x 7' 0" (2.54m x 2.13m) The stylish kitchen has fitted based and wall units, integrated appliances inclusive of fridge/freezer, washing/dryer and electric oven/hob plus built-in extractor.

Bedroom 12' 1" x 9' 10" (3.68m x 2.99m) The bedroom is of generous proportions, bright and airy with two floor to ceiling height windows.

Bathroom 9' 1" x 5' 6" (2.77m x 1.68m) The modern fitted bathroom comprises bathtub with duel head shower including rain head, sink with vanity storage and WC.

Externally There is an underground allocated car parking space, secured entry system and well maintained communal grounds.

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA - 487 sq.ft. (45.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made in their capacity or efficiency can be given.
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