



5 Dawn Court, Wilbraham Road, Fallowfield, Manchester, M14 6DL

£1,200 PCM

- 2 BED GROUND FLOOR APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- CLOSE TO WILMSLOW ROAD'S SHOPS, BARS, RESTAURANTS
- LARGE LOUNGE/DINING ROOM
- SECURE GATED PARKING

# Wilbraham Road, Manchester M14 6DL

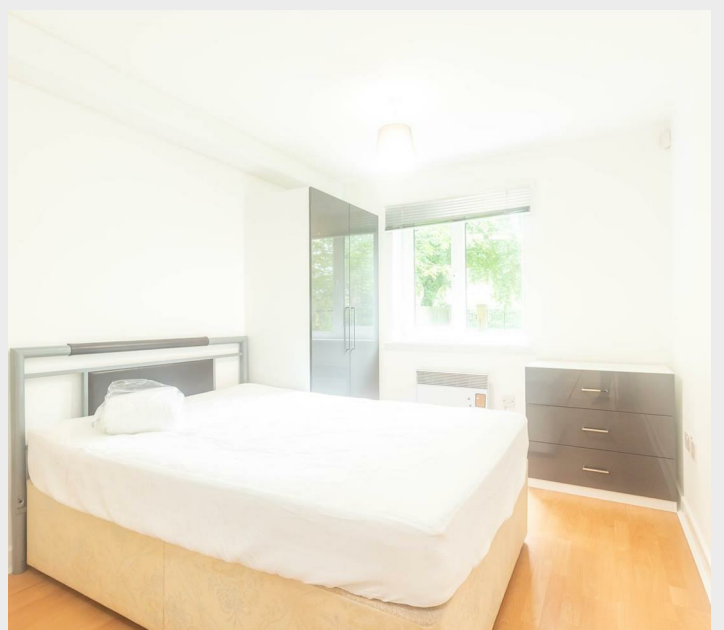
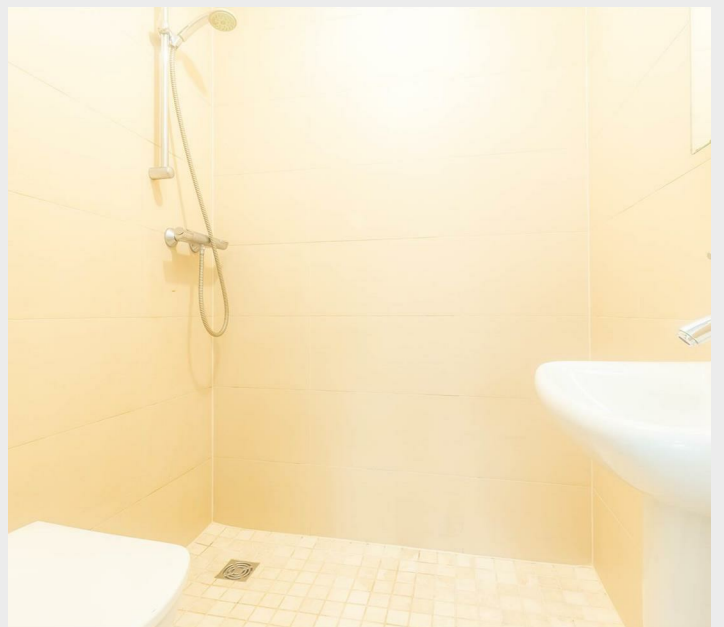
A modern two bed ground floor apartment located in the popular Dawn Court complex, 300m to Wilmslow Road and all its shops, bars, cafes, and bus stops. Large lounge/dining room open to fitted kitchen with appliances. Bathroom with shower. Two generous double bedrooms, plus en-suite to master bedroom. Electric Heating. Private gated parking.

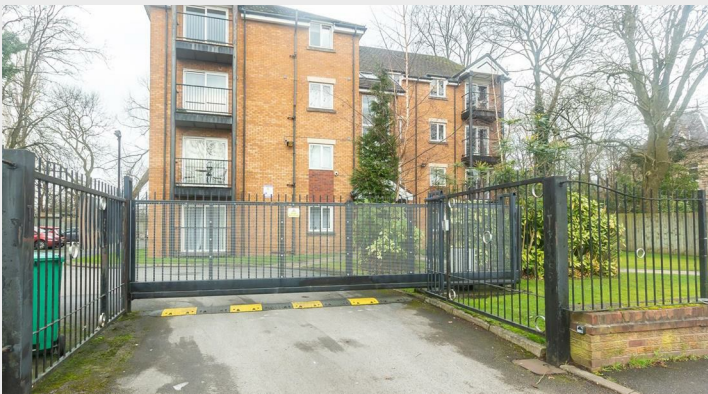
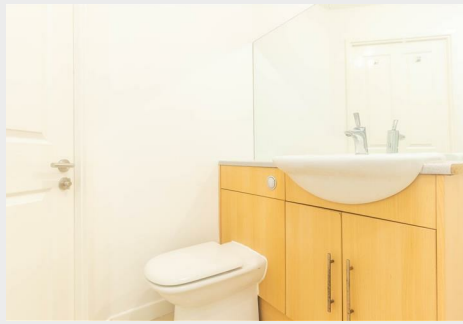


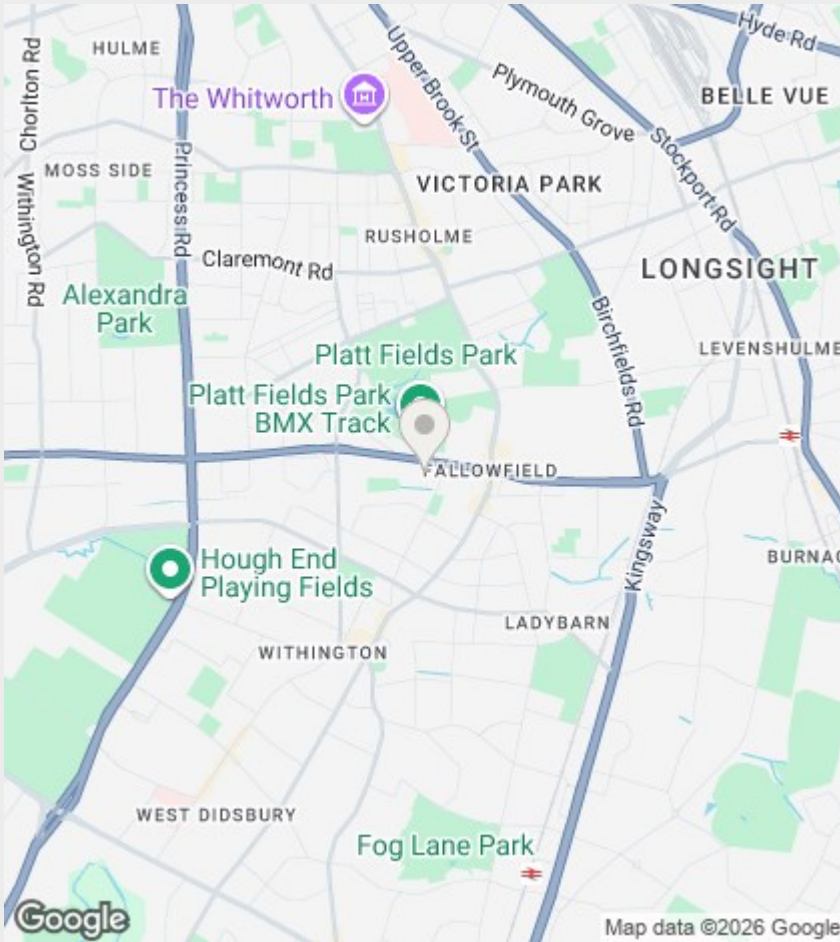
Council Tax Band: C











## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

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>England &amp; Wales</b>	EU Directive 2002/91/EC 