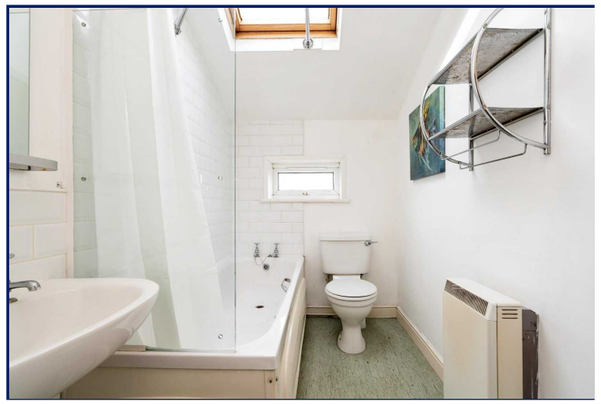
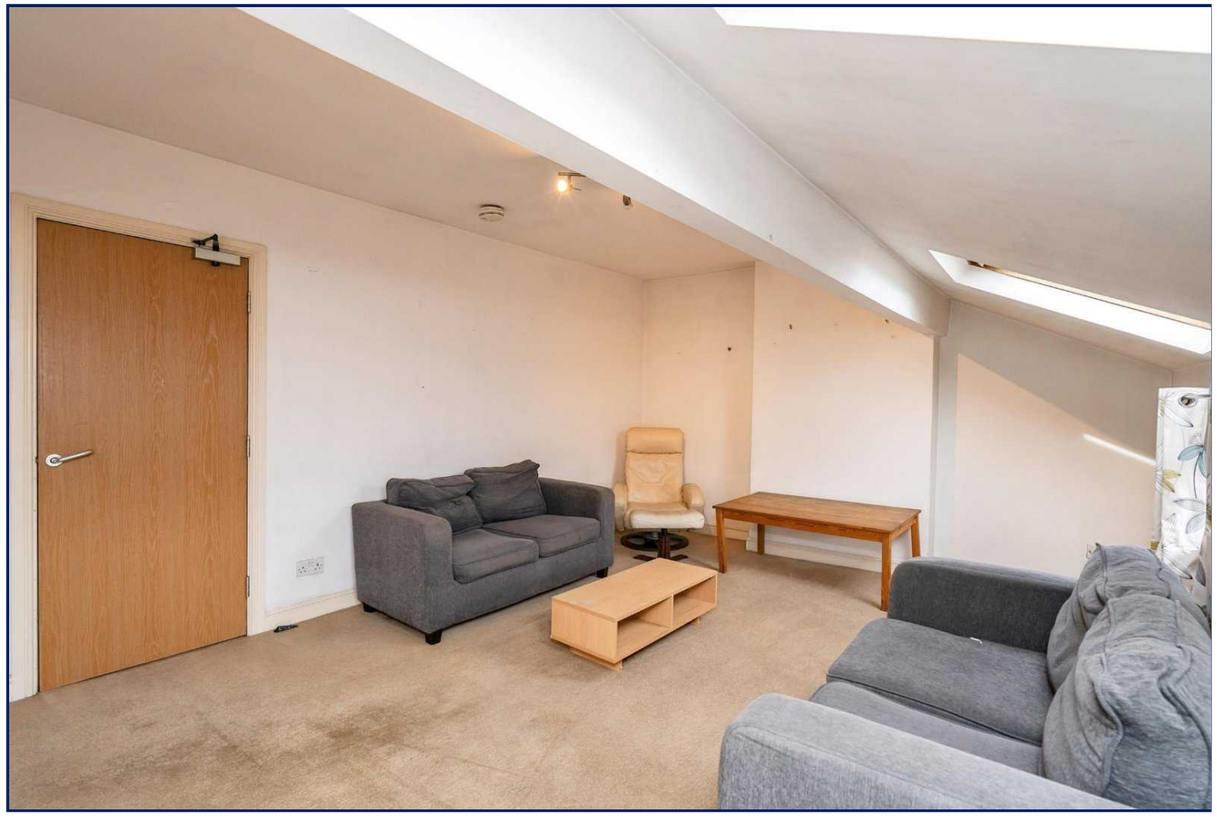
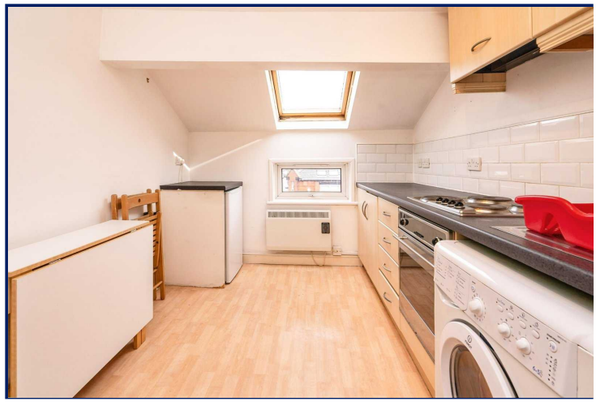
















The Brasserie, 247-251 Monton Road, Manchester, Greater Manchester, M30

£800 per month Furnished

Reeds Rains

reedsrains.co.uk

The Brasserie, 247-251 Monton Road, Manchester, Greater Manchester, M30

£800 per month Furnished

Council Tax Band: A
EPC Rating: D

This charming, fully furnished one-bedroom flat near Monton Village offers a comfortable and convenient living experience with modern amenities, excellent transport links, and nearby schools, perfect for a couple or single occupant. With an EPC rating of D, the property offers reasonable energy efficiency. It falls within Council Tax Band A, which is an added financial advantage.

Hallway
Entrance door, carpet flooring

Kitchen
Skylight window and window to the front aspect, mix of wall and base units with complementary work surfaces incorporating a single drain sink with mixer tap, electric oven and hob with extractor fan over, washing machine and fridge-freezer, wall mounted electric heater.

Bathroom
Skylight window, white three piece suite consisting of low level WC, pedestal sink and bath with electric shower over.

Lounge
2 x Skylight windows, 2 x 2 seater sofas, coffee tables, leather recliner chair and foot stool, carpet flooring, wall mounted electric heater.

Bedroom
Window to the rear aspect, built in wardrobe, double bed, wall mounted electric radiator, carpet flooring.

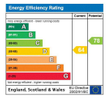
Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

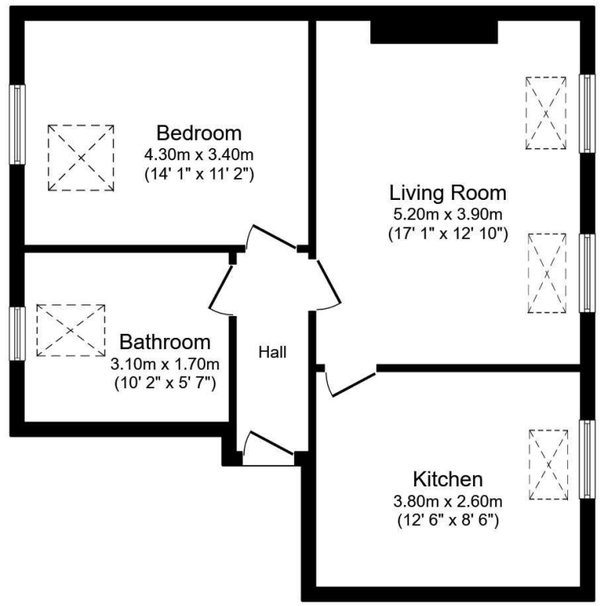
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 61.5 sq.m. (662 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk