



**Flat 44 Manor Court, Sharston, M22 4RZ**  
**£1,200 PCM**



Stuarts are delighted to present this two-bedroom, two-bathroom apartment located on the 4th floor in a prime spot for transport links. The spacious open-plan lounge and kitchen features floor-to-ceiling windows and a dual aspect overlooking parklands. The kitchen includes a built-in electric oven, hob, fridge/freezer, and patio doors opening onto a private balcony. The master bedroom is a generous double with a sleek ensuite shower room. The second bedroom also offers great space, ideal as a guest room or home office. A large bathroom features a clean white three-piece suite with shower over bath. Additional perks include a storage cupboard with plumbing for a washing machine, electric heating, secure entry phone, lift access, communal gardens, and private gated parking. Council Tax Band B and EPC rating C.

Rent: £1200.00.00 per calendar month



- 2 DBL BED
- DBL GLAZED
- BALCONY
- VIEWS
- NEW BUILD
- EN-SUITE
- NEUT DECOR