



## Victoria Court, Whitefield, Manchester

£975 PCM

Situated within a well-established residential area of Whitefield, this top-floor coach house style apartment offers a wealth of spacious and versatile accommodation, all designed around an enviable layout. Light, airy, and full of character, this property is offered fully furnished and comes complete with unallocated parking.

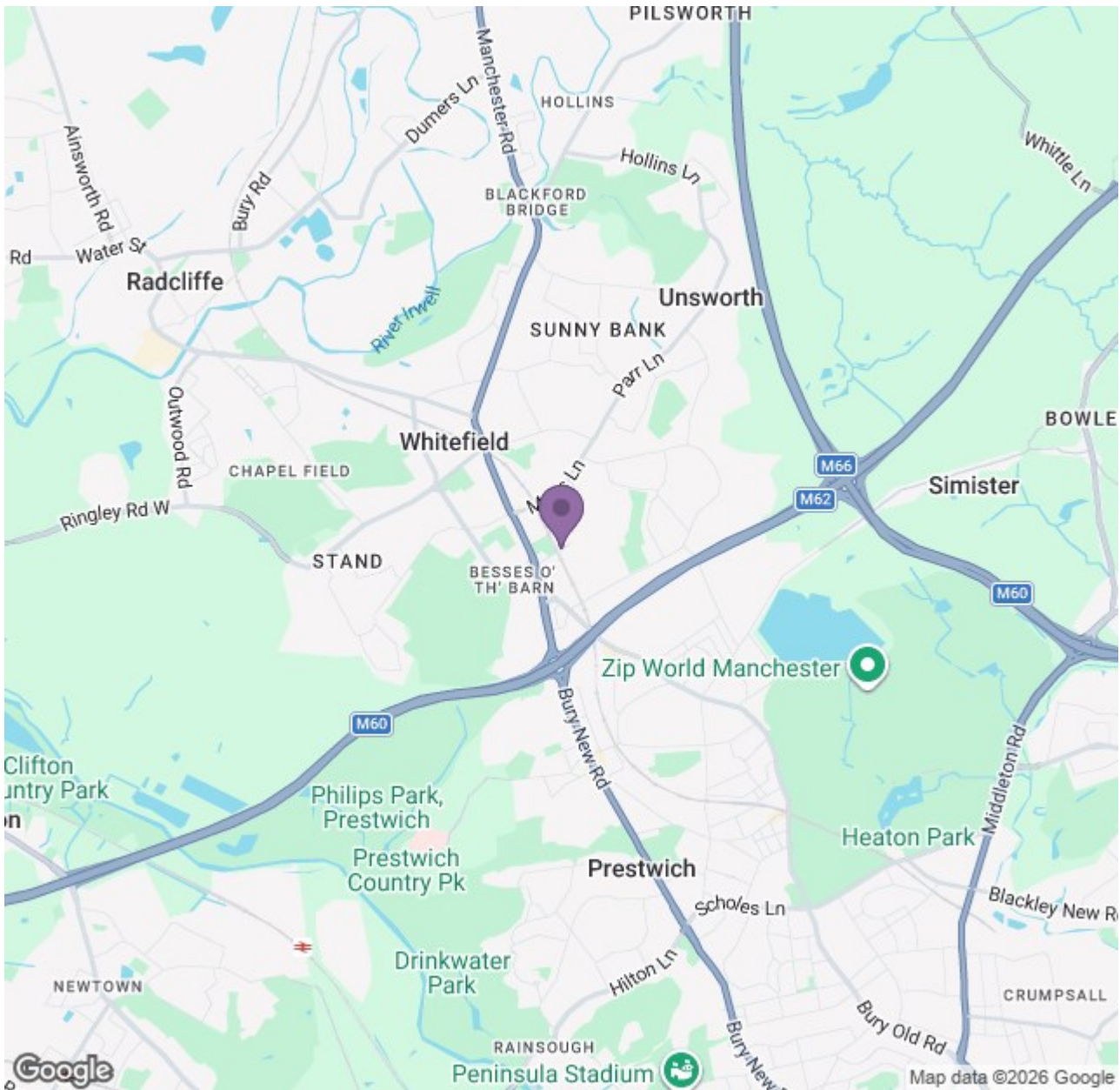
The apartment enjoys a smart and practical design, with two bedrooms (one double, one single), a bright living area, and a modern kitchen, making it a comfortable home for a variety of lifestyles. Being top-floor, it also benefits from a sense of privacy and quiet, while still being part of a friendly, established community.

Whitefield itself is perfectly positioned for city living with a suburban feel. The area offers excellent transport links, with easy access to the M60 and regular Metrolink services taking you directly into Manchester city centre in under 30 minutes. Families will appreciate the strong selection of local schools and nurseries, while nearby shops, cafes, parks, and leisure facilities provide everything you need on your doorstep.

\*Please be aware, there is No Lift in this development and the apartment is on the 2nd floor\*

Available Now  
Council Tax Band: B  
Deposit: £1,120  
Part-Furnished





| Energy Efficiency Rating |        |        |      | Environmental Impact (CO <sub>2</sub> ) Rating |        |      |       |
|--------------------------|--------|--------|------|------------------------------------------------|--------|------|-------|
| Band                     | Score  | Rating | Band | Score                                          | Rating | Band | Score |
| A                        | 92-100 | A      | A    | 1-2                                            | A      | A    | 1-2   |
| B                        | 81-91  | B      | B    | 3-4                                            | B      | B    | 3-4   |
| C                        | 69-80  | C      | C    | 5-6                                            | C      | C    | 5-6   |
| D                        | 55-68  | D      | D    | 7-8                                            | D      | D    | 7-8   |
| E                        | 49-54  | E      | E    | 9-10                                           | E      | E    | 9-10  |
| F                        | 39-48  | F      | F    | 11-12                                          | F      | F    | 11-12 |
| G                        | 35-38  | G      | G    | 13-14                                          | G      | G    | 13-14 |
| H                        | 29-34  | H      | H    | 15-16                                          | H      | H    | 15-16 |
| I                        | 21-28  | I      | I    | 17-18                                          | I      | I    | 17-18 |
| J                        | 1-20   | J      | J    | 19-20                                          | J      | J    | 19-20 |