



## FLAT 4, 11 WINDSOR ROAD NEWTON HEATH, M40 1QQ

£725 PER MONTH

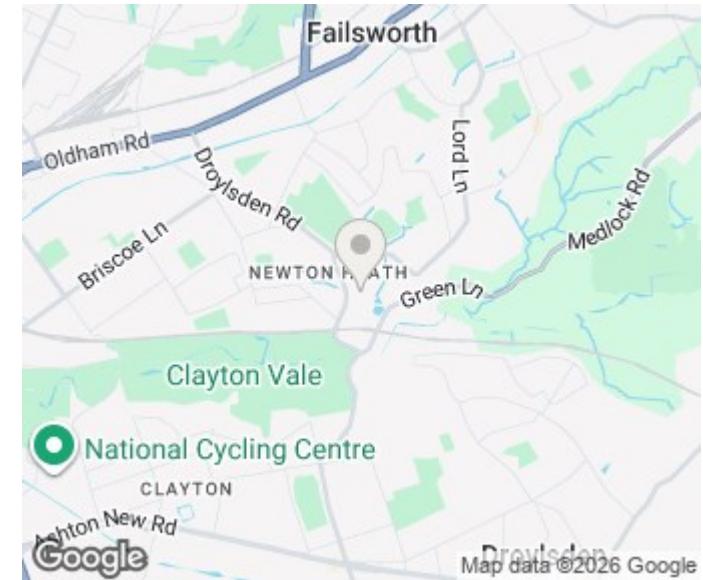
Nestled on the charming Windsor Road in Newton Heath, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. The property is ideal for couples, or individuals seeking a cosy home.

Upon entering, you are greeted by a warm and welcoming atmosphere, with well-proportioned rooms that maximise the available space. The bedroom provides ample room for relaxation and rest, while the bathroom is thoughtfully designed to cater to your daily needs.

The location of this property is particularly appealing, as it offers easy access to local amenities, parks, and transport links, making it an excellent choice for those who commute or enjoy exploring the vibrant surroundings. Newton Heath is known for its friendly community and offers a variety of shops, cafes, and recreational facilities nearby.

This flat presents a wonderful opportunity for anyone looking to settle in a pleasant area with a strong sense of community. Don't miss the chance to make it your own.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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