



## Contact

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**Montonmill Gardens**  
Monton  
M30 8BQ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**Canalbank House,  
23 Montonmill  
Gardens  
Monton  
M30 8BQ**

**£1,050 Per Calendar Month**



**\*AVAILABLE NOW\*** A newly refurbished two bedroom ground floor apartment set within a well regarded development locally. Offering spacious accommodation of approx 668 sq ft. Open plan kitchen/dining/living space with appliances and newly installed fitted kitchen. Beautifully appointed bathroom. Wi-Fi enabled electric radiators. Direct access to communal garden. Allocated parking space. Situated in a most convenient location just a short stroll from Monton High Street. Good access to local transport links. Must be viewed to be appreciated. Virtual Tour Available.

#### **Communal Entrance Area**

With door entry system and residents post boxes. To:

#### **Entrance Hall**

With laminate flooring. Storage cupboard off and further cupboard where the water cylinder is located.

#### **Bedroom (1)**

With a double glazed window . Ecostrad electric radiator.

#### **Bedroom (2)**

With a double glazed window . Ecostrad electric radiator.

#### **Bathroom**

With a suite comprising panelled bath, wall hung Vanity wash hand basin and low level WC. Chrome ladder radiator. Extractor fan and shaver point. Contemporary tiling.

#### **Open Plan Kitchen/Dining/Living**

In the kitchen section is a newly installed kitchen with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and electric hob with extractor fan. Integrated dishwasher. Washing machine and fridge/freezer in situ. Double glazed windows to two elevations in the kitchen section. In the living/dining area there is a double glazed exit door with adjacent side window leading out to the communal garden. Two ecostrad electric radiators. Laminate flooring.

#### **Outside**

Accessed from the apartment is a communal garden. There is residents and visitors parking adjacent.

#### **Additional Information**

All applications subject to referencing .

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£31,500)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		46	
EU Directive 2002/91/EC			

