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12 Flixton Road
Urmston
M41 5ND



Apartment 63
Eden Square 12
Flixton Road
Urmston
M41 5ND

£900 PCM



AVAILABLE NOW A one bedroom second floor flat with a good sized, east facing balcony. Spacious open plan kitchen/living/dining area. Double bedroom with fitted wardrobes. Well appointed bathroom with shower. Electric heating system and double glazing. Approx 450 sq ft to include balcony. Situated adjacent to the many, varied facilities available within Urmston Town Centre. Lift access to all floors. Close to Urmston Train Station that provides easy access to Manchester City Centre. Parking facility available. Virtual Tour Available.

Open Plan Kitchen/Living/Dining Area

A good sized living area with a substantial storage cupboard off with plumbing for a washer. There are two electric heaters, wood effect flooring and a double glazed sliding patio door to a pleasant balcony area. The kitchen section has a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces that incorporate a oven, hob and extractor.

Bathroom

With a three piece white suite comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Tiled areas, ladder radiator and mirror fitment. Extractor fan.

Double Bedroom

With a double glazed picture window, an electric heater and fitted wardrobe/storage space.

Outside

The development has a secure parking facility adjacent and there is lift access to all floors. Apartment 63 has a full width, easterly facing balcony with an outlook towards Crofts Bank Road.

Additional Information

Resident parking available.

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

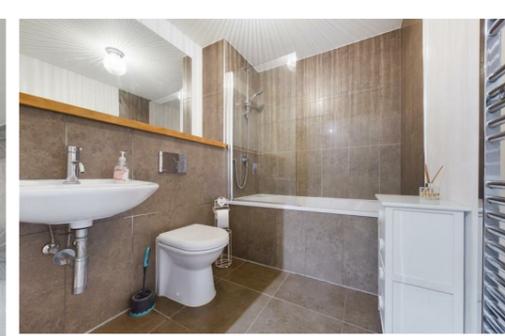
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

All applications subject to referencing

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£27,000)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 80 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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