



Ground Floor Building 2

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Approximate total area⁽¹⁾

652.29 ft²

60.6 m²

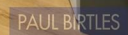
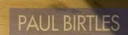
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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M41 0UF

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Flat 1,
Hazelwood
Court Derby
Road

£1,100 PCM



***AVAILABLE 6TH OCTOBER *** A two bedroom ground floor flat with the benefit of an adjacent garage. Occupying a most convenient location just a short stroll from the facilities available within Urmston town centre. Electric heating system and double glazing. Fitted kitchen with appliances. Well appointed shower room/WC. Access door without going through the communal entrance hall. Fitted wardrobes to main bedroom. Unfurnished. Must be viewed to be appreciated. No pets.

Entrance Hall

With a feature entrance door. Laminate flooring and meter cupboard.

Bedroom (1)

With an electric heater and a double glazed window. Range of fitted wardrobes and storage space.

Bedroom (2)

With an electric heater and a double glazed window.

Shower Room

With a shower area with a rail and curtain fitted, wash hand basin and low level WC. Double glazed window, Dimplex electric heater and tiled decor. Extractor fan. Useful linen/storage cupboard off.

Lounge/Dining Room

With an electric heater, laminate flooring and a double glazed window with a double glazed exit door adjacent.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven hob and extractor. Washing machine, fridge and freezer. Tiled areas, extractor fan and double glazed window. Breakfast bar facility.

Outside

The development stands within communal grounds that incorporate parking areas and there's a garage in an adjacent block.

Additional Information

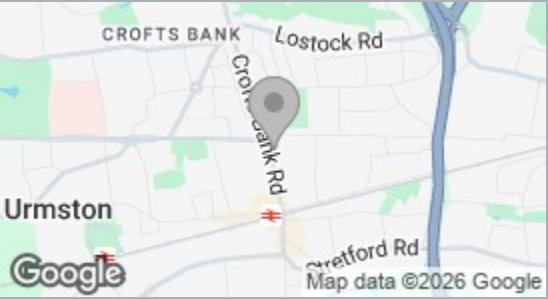
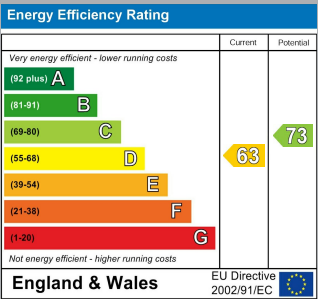
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities

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

No smokers

Strictly no pets allowed at this development.

Tenant (s) income no less than monthly rent x 30 (£33,000)



PAUL BIRTLES

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