



FLIXTON ROAD  
URMSTON

£875

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Flixton Road, Urmston, M41 5ND

## PROPERTY DETAILS

**\*\*AVAILABLE 09-12-24\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this stunning, well presented ONE BEDROOM FIRST FLOOR APARTMENT located in this always populate central Urmston development. Eden Square is an exciting and vibrant modern development, offering convenience and easy living. Transport is on your doorstep with bus routes and the main line train into Manchester. The well presented contemporary accommodation comprises; welcoming entrance hallway, a spacious 17ft living room which opens into a modern fitted kitchen with black gloss wall and base units. The entrance hallway also leads into a luxury three piece bathroom suite and a large double bedroom. This apartment is warmed by electric heaters and is fully double glazed. Externally there is a full width balcony overlooking Eden Square and off road parking within a secure residents car parking area. Contact VitalSpace Estate Agents to arrange an internal inspection.

## NOTES

This property is available 09-12-24 on a furnished basis with a minimum 6 month tenancy. The 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 plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- D  
Council Tax Band - B  
Tenure – Leasehold

