



RICHMOND GROVE  
MONTON

£950

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 AVAILABLE 04-02-22



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Richmond Grove, Monton, M30 9QZ

**\*\*AVAILABLE 04-02-22\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this stunning bay front period semi-detached property, situated in a quiet location, within walking distance to Monton Village. The property boasts generous size accommodation with three bedrooms, two doubles and a single and is presented to a high standard throughout having been recently renovated. Convenient for local schools Monton Village. In further detail, this Unfurnished property briefly comprises; a warm and welcoming entrance hallway leading to an open plan living and dining area. To the rear is a separate renovated kitchen with appliances, work surfaces with access to the private rear garden. On the first floor, there are three good size bedrooms with a bright and airy master to the front with two windows a second double bedroom and a third single/office room. The bathroom is a three piece suite with shower over the bath. Externally, to the rear of the property, an enclosed paved, low maintenance courtyard garden can be found, ideal for a table and chairs during those summer months. Available from 04-02-22. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## NOTE

This property is available from 04-02-22 on an unfurnished 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; No Smokers, No Pets, 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. For further assistance in this regard, please contact our lettings department.



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Predicted
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(56 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC