



HIGHBURY AVENUE
FLIXTON

£950

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Highbury Avenue, Flixton, M41 8TZ

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental a deceptively spacious TWO BEDROOM first floor apartment located on a quiet, yet desirable Flixton Road. Available now on an unfurnished basis, this tastefully decorated apartment briefly comprises; a private entrance door with stairs rising up to a first floor landing which provides entry into all rooms within the apartment. The hub of this apartment is the generously sized open plan living/dining room which opens into a modern kitchen complete with a range of wall and base units with contrasting worksurfaces above. Two bedrooms and a three piece bathroom with a shower over bath combination completes the accommodation. Positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, and restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

NOTE

This property is available Now 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; 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:- C
Council Tax Band - TBC
Tenure – Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

