



HUMPHREY PARK  
URMSTON

£1,100



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Humphrey Park, Urmston, M41 9WF

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this attractive, deceptively spacious TWO DOUBLE BEDROOM apartment, boasting well presented accommodation positioned in a highly convenient location. Humphrey Park is ideally situated for local schools, Humphrey Park train station, and local amenities on Stretford Road. With the benefit of gas central heating and uPVC double glazing throughout, in brief, the accommodation comprises; a communal entrance with stairs rising up to the apartment entrance. The hub of this apartment is the spacious open plan kitchen/living/dining room positioned on the corner of this development with two large glass windows overlooking Stretford Road. To the rear of the living area, a contemporary fitted kitchen can be found with a breakfast bar with a range of integrated appliances. The inner hall provides access into two double bedrooms and a modern bathroom with a four piece suite with a separate shower and bath. A walk out balcony can be accessed via both the living room and master bedroom, an ideal spot for alfresco dining during those summer months. Externally, a residents gated parking space can be access via Humphrey Park. Available now on an unfurnished basis. 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 - B  
Tenure – Leasehold

