



CHURCH ROAD
URMSTON

£725



1 BATHROOM

1 RECEPTION

EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Church Road, Urmston, M41 9FH

PROPERTY DETAILS

****AVAILABLE NOW** - **GAS BILLS INCLUDED**** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this self-contained unfurnished FIRST FLOOR studio apartment located within walking distance of Urmston Town Centre and all local transport links. Conveniently located within a large converted Victorian house on Church Road, the attractive recently decorated and carpeted accommodation comprises; a communal entrance hallway with direct access into the apartment itself where an open plan living/bedroom area with carpeted flooring alongside a three piece shower room. A contemporary fitted kitchen comes complete with a range of wall and base units incorporating a selection of integrated appliances including an oven and four ring electric hob. Further benefits of this desirable property include a phone door entry system and communal laundry facilities. Externally, a shared enclosed south facing garden can be found to the rear of the property and the inclusion of gas bills within the monthly rent. This property is located on the ever popular Church Road with excellent access to a range of local amenities including Chassen Park train station, highly regarded schools and major motorway links. An internal viewing coming strongly recommended. Available now on a part furnished basis. Contact VitalSpace to arrange your viewing appointment.

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 - A
Tenure – Freehold

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	75	75		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

