



FLIXTON ROAD
URMSTON

£1,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Flixton Road, Urmston, M41 5BQ

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this deceptively spacious TWO DOUBLE BEDROOM ground floor apartment set within the ever popular residential development of Legwood Court. Situated just a short walk from Urmston town centre which boasts a wealth of amenities including shops, restaurants, bars, schools and transport links. The property benefits from gas central heating and uPVC double glazing throughout and has been updated to provide contemporary living accommodation with an impressive open plan living/dining space which leads into a modern fitted kitchen. Internally this apartment comprises; a secure communal entrance hallway, a spacious living/dining room which opens into a modern fitted kitchen, two good sized bedroom and a contemporary three piece bathroom. Externally, there is a dedicated car parking space and communal gardens. Ideal for a professional couple looking for a maintenance free central Urmston home. Located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station 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

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	80	80		
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				

