

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Approximate total area<sup>(1)</sup>  
389.12 ft<sup>2</sup>  
36.15 m<sup>2</sup>

Balconies and terraces  
382.76 ft<sup>2</sup>  
35.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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Eden Square, 12 Flixton Road  
Urmston  
M41 5ND

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57 Eden Square, 12  
Flixton Road  
Urmston  
Manchester  
M41 5ND

£900 PCM



**\*AVAILABLE NOW\*** A well presented second floor apartment right in the heart of Urmston Town Centre within walking distance of the Train Station. Secure gated parking. Lift and stairs access. Open plan living/kitchen/dining leading to balcony. Unfurnished. Strictly no pets at this development.

#### Entrance Hall

With laminate flooring. Electric radiator. Intercom telephone  
Hot water cylinder cupboard.

#### Open plan kitchen/ Living area

With a double glazed sliding door to the balcony. In the kitchen area there is a stainless steel sink unit and a range of fitted wall and base units incorporating an electric oven and hob with extractor above. Electric radiator. Laminate flooring.

#### Bedroom

With a double glazed window to the front elevation. Electric radiator. Carpet.

#### Bathroom

With a well appointed bathroom with bath having shower and anti splash screen over, low level WC, wash hand basin. Tiled areas.

#### Outside

There is access via a residents lift and stairs to all floors. Secure parking in the Sainsburys Car Park adjacent.

#### Additional Information

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 will be payable prior to the tenancy start date.

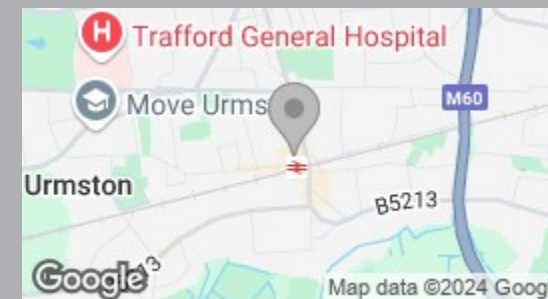
No Smokers.

No pets permitted at this development.

Tenant(s) income no less than monthly rent x 30 (£27,000)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	



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