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PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

44 Crofts Bank Road
Urmston
M41 0AA

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Apartment 42 Oakfield
Court 44 Crofts Bank
Road
Urmston
Manchester
M41 0AA

£1,250 Per Calendar Month



AVAILABLE NOW ***A REALLY SPACIOUS SECOND FLOOR RETIREMENT APARTMENT FOR PERSONS AGED 70 AND ABOVE*** Occupying a superb location adjacent to the many and varied facilities available within Urmston town centre. Large lounge/dining room. Fitted kitchen with appliances. Two double bedrooms, one with large storage facility off. Well appointed shower room/WC. Well situated within the development with a pleasant outlook. Various facilities are available within the development to include an estate manager, an on-site restaurant, 24 hour emergency call service and a guest suite for visiting family/friends.

Entrance Hall

With a Dimplex storage heater and a loft access point. There's a useful storage facility off where the services meters are located.

Bedroom (2)

With a Dimplex radiator and a double glazed window.

Bedroom (1)

With a Dimplex radiator and a double glazed window. Off this excellent sized bedroom is a substantial storage/wardrobe area.

Lounge

With a Dimplex storage heater and double glazed double doors, with a Juliet balcony, providing an abundance of natural light and a pleasant outlook. Double doors provide access to:

Fitted Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer, tiled areas and a Velux roof window for additional natural light. A plumbed-in dishwasher is installed.

Shower Room/WC

With a shower area, wash hand basin with storage facilities below and a low level WC. Dimplex fan heater, tiled decor and an extractor fan. Fitted shelving and mirror fitment with shaver point.

Outside

The development stands within well tended communal grounds that incorporate parking areas for residents and visitors. An additional charge is made for a parking space for residents.

Additional Information

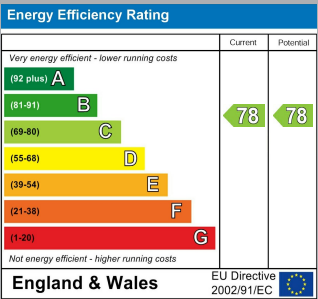
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£37,500)



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