



Apartment 52  
Eden Square 12  
Flixton Road  
Urmston  
Manchester  
M41 5ND

£1,100 PCM



**\*AVAILABLE 15th May\*** A superbly presented two bedroom second floor apartment. Popular development in the heart of Urmston Town Centre with all amenities on the doorstep. Open plan kitchen/living/dining space. Well appointed bathroom. Lift access from ground floor entrance. Electric heating system. Excellent sized balcony. Residents parking available. Must be viewed to be appreciated. Furnished/part furnished. Strictly no pets permitted at the development.

**Entrance Hall**

With laminate flooring. Doors off to all other rooms. Telephone door entry system.

**Bedroom (1)**

With a double glazed window. Dimplex electric radiator.

**Bedroom (2)**

With a double glazed window. Dimplex electric radiator.

**Storage Cupboard**

Providing excellent storage facilities and plumbing for a washer. The water cylinder is located here.

**Bathroom**

With a three piece suite comprising tile panelled bath, wall mounted wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Tiled areas. Shaver point. Chrome ladder radiator.

**Open Plan Living/Kitchen/Dining**

With a range of base and wall cupboard units and working surfaces incorporating a one and half bowl stainless steel sink unit. Smeg oven and electric hob with extractor canopy above. Laminate flooring to match the hallway. Two electric radiators. TV point. Double glazed picture window and double glazed sliding patio doors out to:

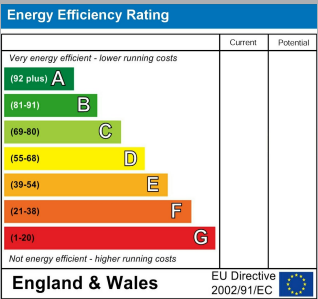
**Balcony**

A large balcony with ample room for patio furniture etc.

**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 (£33,000). There is permit parking available for residents above Sainsbury's car park.



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