



Flixton Road
Trafford
M41 5ND

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 9 Eden
Square Flixton Road
Urmston
Trafford
M41 5ND



2



1



1



Open Plan Lounge/Kitchen/Dining

With a double glazed sliding patio door to the balcony. Wood effect flooring. Two electric radiators.

In the kitchen section is a range of base and wall cupboard units with working surfaces incorporating a one and a half bowl sink unit with mixer tap. Integrated oven, hob with extractor over. Fridge/freezer and washing machine in situ but not being maintained by the landlord.

Off the entrance area is a good sized storage cupboard housing the water cylinder.

Bedroom (1)

With a UPVC double glazed window. Electric radiator.

Bedroom (2)

With an electric radiator and a double glazed window.

Bathroom

With a suite comprising low level WC, wash hand basin, bath with tiled panelling. Shower over the bath with an anti-splash screen fitted. Separate walk-in shower enclosure. Chrome ladder radiator. Tiled areas.

Outside

The development has a secure parking facility adjacent and there is lift access to all floors. Apartment 9 has a full width, west facing balcony.

Additional Information

All applications subject to referencing.

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 (£31,500)

£1,150 PCM

AVAILABLE NOW A spacious two bedroom first floor apartment situated within the popular Eden Square development in Urmston Town Centre. Two double bedrooms. Well appointed bathroom with separate shower. Full length west facing balcony. Open plan kitchen/living/dining. Electric heating system. Ideally positioned for the town centre facilities and train station. Must be viewed to be appreciated. Virtual Tour Available.



Storage Cupboard
3'4" x 8'1"
1.04 x 2.48 m

Kitchen
6'7" x 8'2"
2.02 x 2.51 m

Bedroom
12'4" x 7'10"
3.76 x 2.40 m

Open Plan Lounge / Kitchen / Dining
22'11" x 9'6"
6.99 x 2.91 m

Bathroom
11'3" x 7'2"
3.45 x 2.20 m

Bedroom
11'4" x 7'11"
3.46 x 2.43 m

Balcony
5'10" x 27'3"
1.79 x 8.31 m

Approximate total area ⁽¹⁾

583.58 ft²
54.22 m²

(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.

GIRAFFE360

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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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