

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



11 Mistral Court Ellesmere Park Manchester M30 9JB

£1,100 Per calendar month

AVAILABLE 24th JUNE ! HOME ESTATE AGENTS are privileged to offer for rent this great size, two double bedroom apartment located to the top (third) floor of the ever popular Mistral Court development. Positioned in the historic and conservation area of Ellesmere Park the properties are in a desirable and popular location. The recently updated accommodation comprises hallway, lounge/diner, newly fitted modern kitchen, two double bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally the property has access to the communal, well maintained gardens and parking. The property was recently redecorated and re-carpeted throughout along with a stunning newly installed kitchen! Offered on an un-furnished basis and available 24th June onwards. Call HOME On 01617898383 to view!

- AVAILABLE MID JUNE ONWARDS!
- Large lounge/diner
- Well maintained communal gardens
- Recently updated and re-carpeted
- Top floor apartment!
- Good size, modern fitted kitchen
- Parking available
- Two double bedrooms
- Fitted bathroom suite
- Walking distance to Monton!



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Lettings info

We are advised that the current council tax band is band C.

The current EPC rating is C.

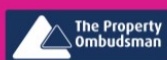
Photos

PLEASE NOTE - The photos shown were taken prior to the occupation of the current tenant. A physical viewing is required before submitting an application to rent this property.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 71.1 sq. metres (765.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.6 sq. feet)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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