



11 Springfield Court

Dean Road, Salford, M3 7EH

****AVAILABLE 15th AUGUST - VIDEO TOUR ATTACHED - PHYSICAL VIEWING ONLY - Spacious 2 Bedroom, 1 Bathroom PART FURNISHED apartment with full size balcony on the 2nd floor of the popular SPRINGFIELD COURT. Close to Manchester & Salford City Centre - OPTION FOR PARKING**

****THE PROPERTY WILL ONLY BE LET FOLLOWING A PHYSICAL VIEWING BEING CARRIED OUT BY THE APPLICANT OR THEIR REPRESENTATIVE****

*****NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED*****

****12 Month Contract required by Landlord****

£1,095 PCM

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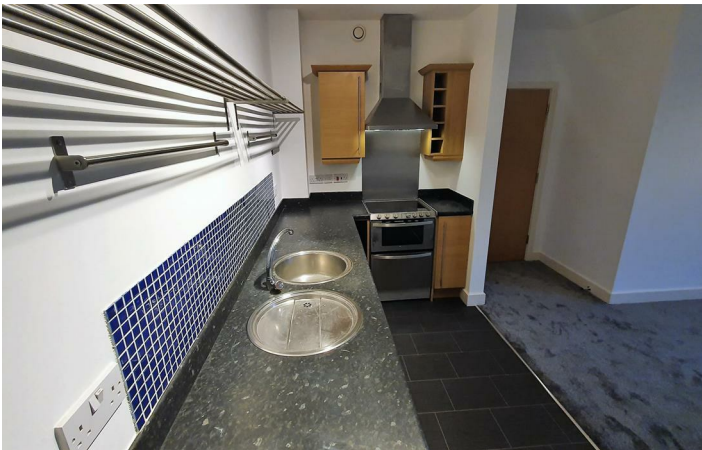
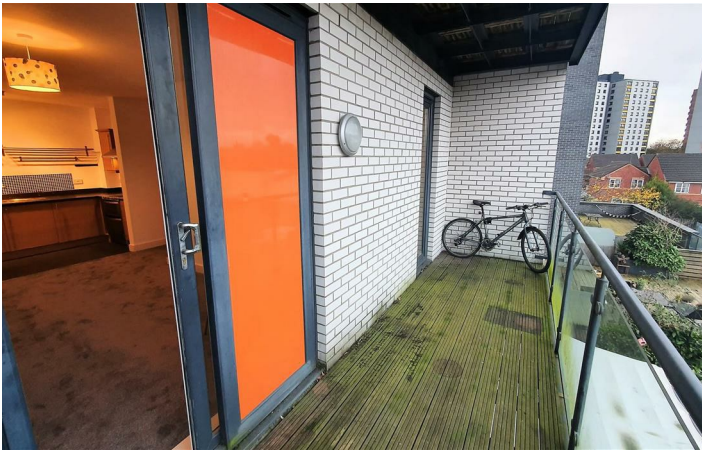
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- 2 BEDROOMS
- 1 BATHROOM
- FITTED KITCHEN
- WHITE GOODS INCLUDED
- LARGE BALCONY
- SUITABLE FOR STUDENTS & PROFESSIONALS
- CLOSE TO VICTORIA TRAIN STATION
- IDEAL CITY CENTRE LOCATION
- OPTIONAL SECURE PARKING - ADDITIONAL CHARGE pm

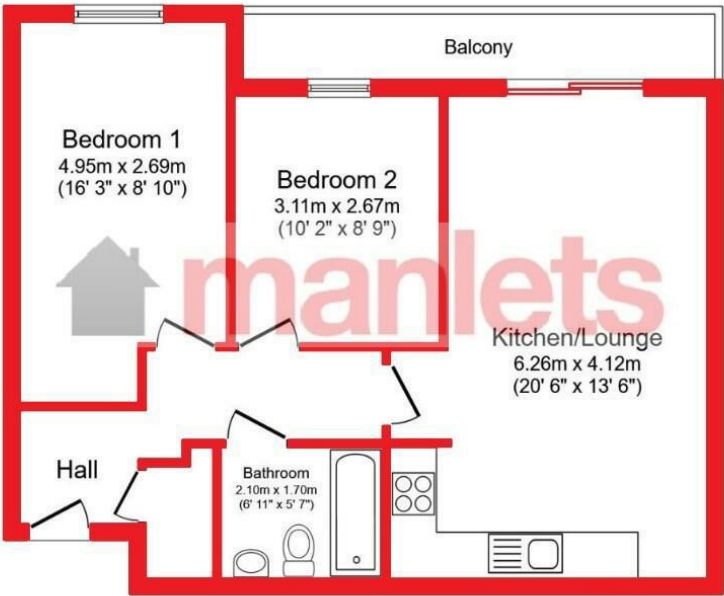


Directions





Floor Plan



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 83 |
| (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 | |