

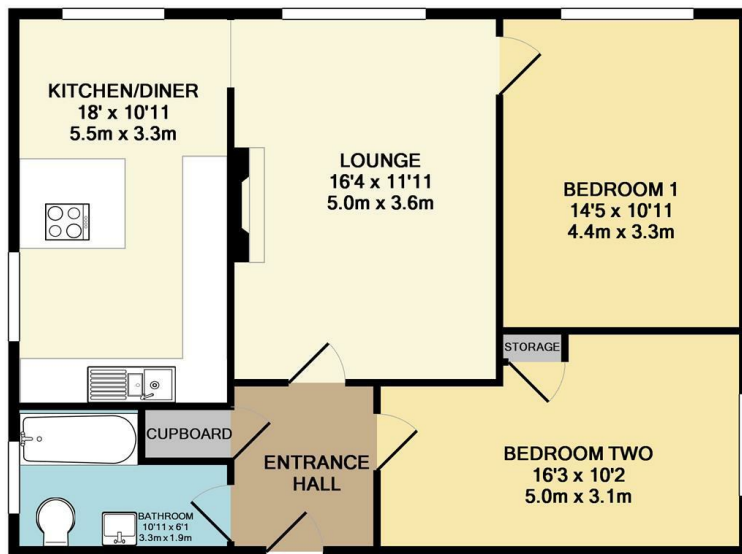
**jordan fishwick**

APT 30 ASHTON COURT MOSS LANE SALE M33 5AS  
Per Calendar Month £1,300 Per

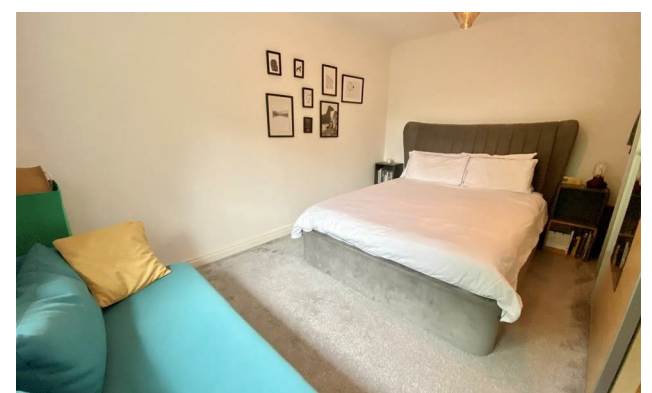
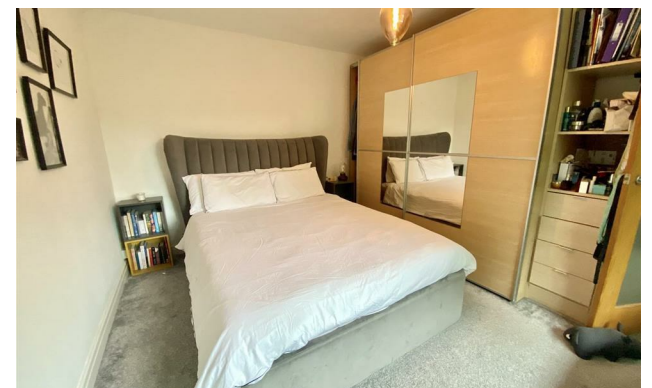
## APT 30 ASHTON COURT MOSS LANE SALE M33 5AS

Available Mid July. Majority Furnished

A larger than average two double bedroom second floor apartment situated on Moss Lane, within walking distance of the town centre and local tram stop. A light and bright apartment with modern dining kitchen, generous lounge, two large bedrooms and a modern fitted bathroom with shower. Communal parking and grounds. Epc Rating C. Council Tax Band B



TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- Available Mid July
- Two Double Bedroom Second Floor Apartment
- Modern Fitted Dining Kitchen
- Generous Loune with sunny aspect
- Modern Fitted Bathroom
- Communal parking and Grounds
- Epc Rating C
- Council Tax Band B

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	72		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	