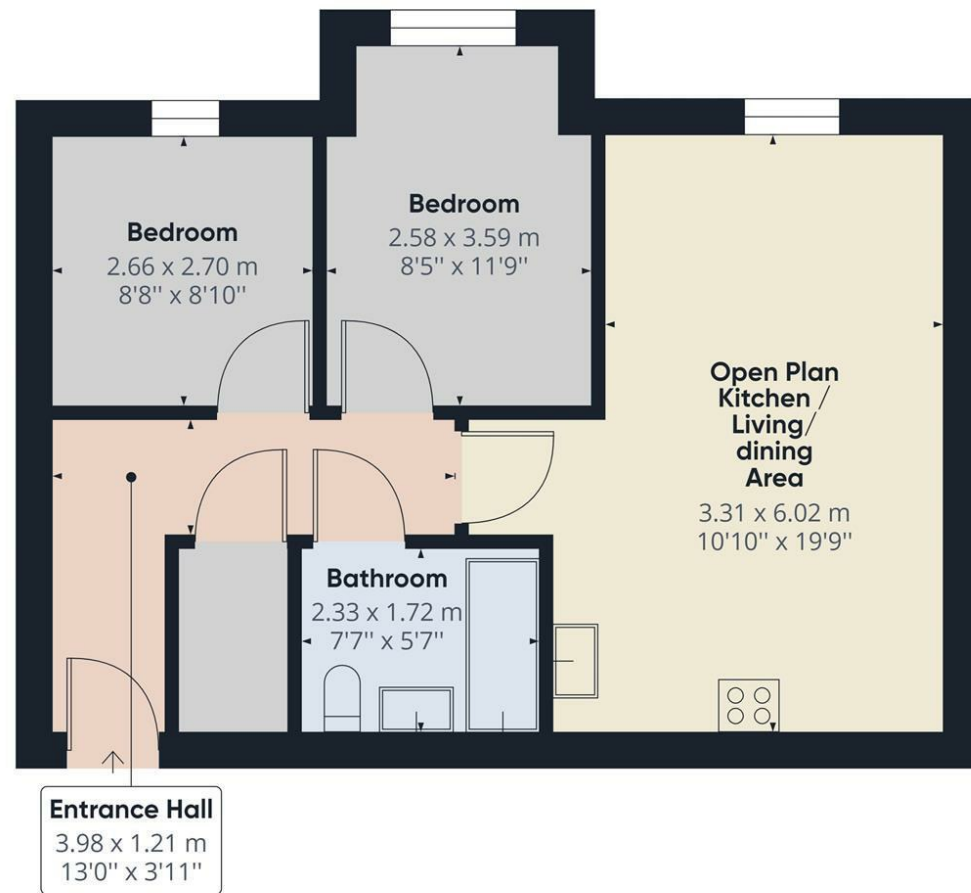




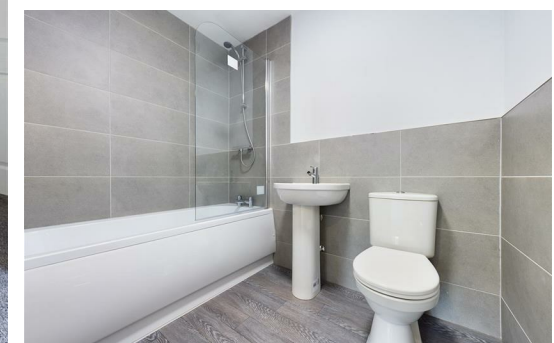
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Approximate total area<sup>(1)</sup>  
564.55 ft²  
52.45 m²

(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



## Contact

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**PAUL BIRTLES**

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**New Belvedere Close**  
Stretford  
M32 0EG

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Apartment 41,  
2 New  
Belvedere  
Close  
Stretford

£995 PCM



\*AVAILABLE 4TH SEPTEMBER\* A two bedroom top floor flat. Fitted kitchen and bathroom areas. Electric heating system and double glazing. Occupying a most convenient location within easy reach of the Arndale Centre and the Metrolink that gives access to the City Centre, Sale, Altrincham etc. Open plan kitchen/living/dining area. Bathroom/WC with shower. Fitted kitchen area with built in oven and hob. Access to car park via Cyprus Street - dedicated space. Must be viewed to be appreciated.



Entrance Hall

With an electric radiator. Substantial storage area off. Loft access point.

No Smokers

No Pets.

Bedroom (1)

With an electric radiator and a double glazed window.

Tenant(s) income no less than monthly rent x 30 (£29,850)

Bedroom (2)

With an electric radiator and a double glazed window.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Attractive, part tiled decor. Heated towel rail. Over the bath shower fitted along with an anti splash screen. Extractor fan.

Open Plan Kithen/Living/Dining Area

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Space for appliances, double glazed window and electric radiator.

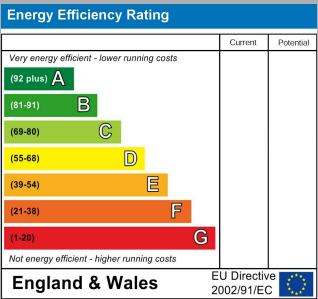
Outside

The development is set within communal grounds that incorporate a car park and a seating area.

Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of one month's rent will be payable prior to the tenancy start date.



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