

## FLAT 1 RICHMOND GROVE

MANCHESTER, M13 0DH

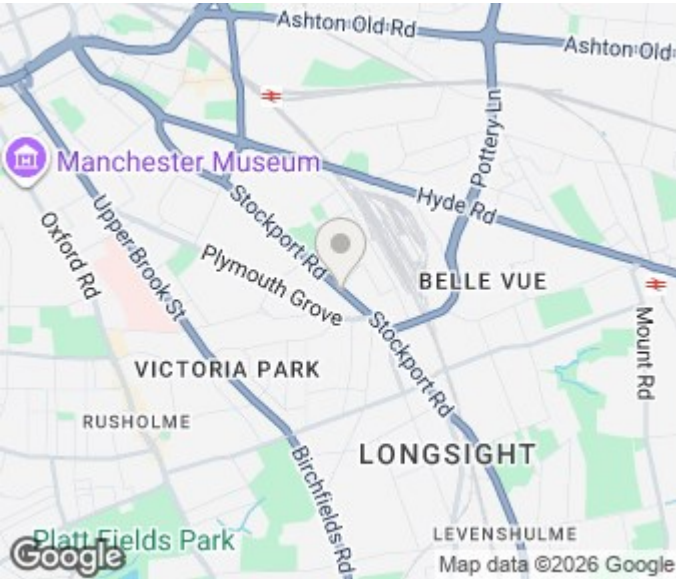
**£725 PER MONTH**

Welcome to this charming flat located on Richmond Grove in the vibrant city of Manchester. This delightful one-bedroom property, built in 1920, has recently undergone a full refurbishment, featuring fresh paint and new flooring throughout, making it ready for you to move in and enjoy.

Spanning an area of 480 square feet, this flat offers a comfortable living space, perfect for individuals or couples seeking a cosy home. The well-proportioned reception room provides a welcoming area for relaxation or entertaining guests, while the bedroom offers a peaceful retreat. The bathroom is conveniently located, ensuring ease of access.

The property benefits from being fully double glazed, which not only enhances energy efficiency but also ensures a warm and quiet environment. Heating is provided by electric room heaters, allowing for easy temperature control throughout the seasons.





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 70                      |
| (39-54) E                                   | 50      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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