



*jordan fishwick*

Apt 93 Melmerby Court, Eccles New Road,  
£1,000 Per Calendar Month



## Melmerby Court Salford M5 4UQ

£1,000 Per Calendar Month



### The Property

Available Late March. This first floor, two double bedroom apartment is in the popular development of St James Park surrounded by beautifully well maintained communal gardens. It benefits from gas central heating and double glazing. There is a separate fitted kitchen, attractive white bathroom suite with shower attachment, and comfortable living space. The apartment comes with a SECURE CAR PARKING SPACE approximately 2 miles from the city centre. Furnished. Council Tax band A. EPC Rating C.

REPOSIT (Nil Deposit Option) Available for this property.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

- Available Late March
- First Floor Apartment
- Two Bedrooms - Furnished
- Communal Gardens/ On site Gym
- Secure Parking
- Tax Band A
- EPC Rating C
- Close to Media City
- Close to Transport Links
- Reposit (Nil Deposit option) Available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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