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Queens Road
Urmston
M41 9HF



**Flat 3, 71 Queens Road
Urmston
M41 9HF**

£750 PCM



AVAILABLE NOW A one bedroom ground floor flat. Gas central heating system and double glazing. Open plan living/kitchen space. Occupying a great location within easy walking distance of the facilities and amenities available within Urmston town centre. Positioned within an impressive detached property. Communal grounds with parking areas. Unfurnished. No pets.

Open Plan Kitchen/Living Area

With a radiator and a double glazed bay window to the front. The kitchen area has a single drainer stainless steel sink unit, cupboard space and working surfaces. Tiled areas, gas cooker, washing machine and fridge/freezer. Wall mounted gas central heating boiler.

Bedroom

With a radiator and a double glazed window to the rear. Built-in wardrobe/storage cupboard. Door to the communal entrance hall. Access to :

Shower Room/WC

With a walk-in shower, pedestal wash hand basin and low level WC. Radiator, double glazed window and tiled areas.

Outside

There are parking facilities immediately adjacent to the building.

Additional Information

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

A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£22,500)



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

