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12 Flixton Road  
Urmston  
M41 5ND



**Apartment 45 Eden  
Square 12 Flixton  
Road  
Urmston  
Trafford  
M41 5ND**

£1,195 PCM



**\*AVAILABLE NOW\*** A great sized two double bedroom second floor apartment. Open plan living space. Fitted kitchen area off with oven and hob. Well appointed bathroom with shower. Very useful west facing balcony. Electric heating system. Situated in the heart of Urmston Town Centre with fantastic facilities on the doorstep. Residents car park. Must be viewed to be appreciated. Virtual Tour Available. Strictly no pets permitted at this development.

**Open Plan Living Room**

With two electric wall heaters, the door entry system and a cupboard off with plumbing for a washer and also offering useful storage space. Laminate flooring. A double glazed sliding patio door leads out to the balcony. Opening to:

**Kitchen**

With a one and a half bowl stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Laminate flooring to match the living room.

**Bedroom (1)**

With an electric wall heater and a double glazed picture window. Fitted wardrobe and storage space.

**Bedroom (2)**

With an electric wall heater and a double glazed picture window. Fitted wardrobe and storage space.

**Bathroom**

With a white suite comprising panelled bath, wash hand basin and low level WC. Ladder radiator and tiled areas. Separate, walk-in shower compartment along with a further shower attachment over the bath with an anti splash screen fitted.

**Outside**

Useful and good sized balcony.

Parking areas adjacent for residents.

**Additional Information**

All applications subject to referencing.

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 month's rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£35,850)



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>	74	81

EU Directive 2002/91/EC

Urmston  
Stretford Rd  
Trofts Bk

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