

JULIAN WADDEN



Flat 10 Laurel House, Laurel Road, Heaton Moor

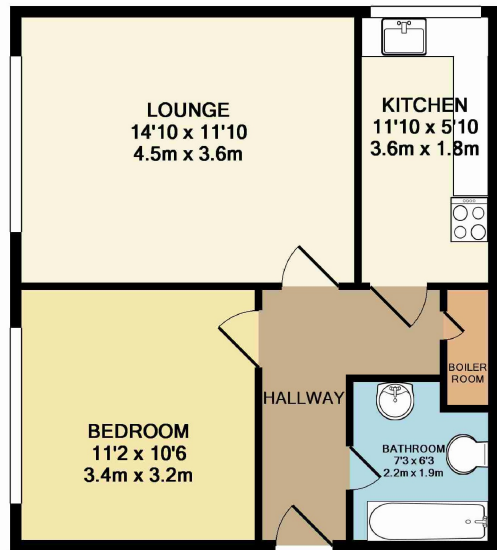
£495 Per month



Flat 10 Laurel House | Heaton Moor

A well presented, spacious one double bedroom, second floor apartment located in a purpose built block in the heart of Heaton Moor within strolling distance of the shops, restaurants and train station. The property comprises; communal entrance hall, entrance hallway, spacious lounge, modern fitted kitchen with appliances, double bedroom and three piece white bathroom suite with electric shower. Externally there are formal lawned gardens, communal parking area and garage. Viewing highly recommended.

Square Footage: 476
Council Tax Band: A



TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

RESERVING A PROPERTY - CHARGES TO TENANTS

An administration fee equivalent to half a calendar months' rent plus VAT will be payable upon your application being accepted. Should the tenancy not proceed this charge is non-refundable.

(For example, if the rent is £600 per calendar month the application fee would be £300 + VAT = £360)

The balance of the deposit (1 months rent plus £150.00 unless otherwise stated) and the first months rent are required in cleared funds prior to the start date of the tenancy.

UNFORTUNATELY THIS PROPERTY DOES NOT ACCEPT APPLICATIONS FROM APPLICANTS IN RECEIPT OF BENEFITS

Heaton Moor Branch

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