

JULIAN WADDEN



Flat 1, 4 Cranbourne Road, Heaton Moor

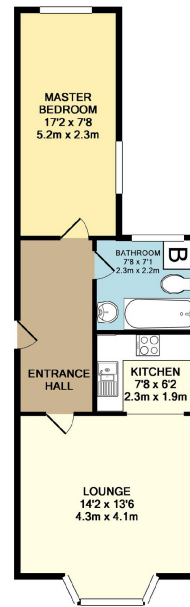
£595 Per calendar month



Flat 1, 4 Cranbourne Road | Heaton Moor

Beautifully presented, one bedroom apartment situated in an imposing period conversion in central Heaton Moor. Ideally located for access to Heaton Moor village, the train station and all the local amenities this property is perfect for professionals. Inside comprises of; entrance hall, spacious lounge with bay window, modern fitted kitchen, double bedroom and bathroom. Offered unfurnished and available 21st November 2016.

Square Footage: 488
Council Tax Band:
Sat Nav Directions: SK4 4LD



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.4 SQ.M.)
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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|--------------------------|---|---------|-----------|--|---|---------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | | (95-100) A | Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | | (1-20) G | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | 68 | 77 | England & Wales | | 63 | 74 |
| EU Directive 2002/91/EC | | | | 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

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