

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



## Flat 3, 32 Roseneath Road Urmston M41 5AU

### £725 Per calendar month

TOWN CENTRE LOCATION! HOME ESTATE AGENTS are pleased to offer to let this top floor one bedroom flat situated in the heart of Urmston town centre. The property comprises lounge, one double bedroom, fitted kitchen & three piece shower room. The property is uPVC double glazed. Ideally placed for the ever growing amenities of the area, transport links including Urmston train station. Offered on an un-furnished basis, available from May. To book your viewing call the team at HOME on 01617898383.

- TOWN CENTRE LOCATION
- Lounge
- Unfurnished
- Top floor flat
- Fitted Kitchen
- Available from May
- One Bedroom
- Shower room



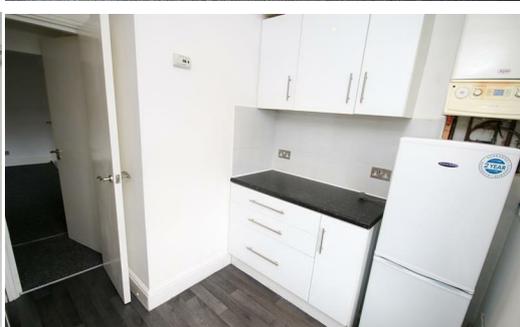
**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)

## Lettings Info

We are advised that the current council tax band is band A.

The current EPC rating is D.



**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homestateagents.com](http://www.homestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
 Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553