



£650 Per Month PCM

600A Ashton Road, Oldham, OL8 3HW

TO LET

Cousins Estate Agents are pleased to offer this recently renovated one-bedroom flat above a shop, ideal for a single person or couple seeking convenience and comfort.

The property features a well-proportioned reception room with an open-plan kitchen, finished to a modern standard while retaining a warm and inviting feel. The bedroom provides a peaceful retreat, and the bathroom is fitted with contemporary fixtures, offering a practical and comfortable space for everyday use.

The flat benefits from a prime location, close to a range of local amenities including shops, cafés, and restaurants. Excellent public transport links are also nearby, providing easy access to the surrounding areas.

Further benefits include Council Tax Band A, making this an affordable and attractive option. Early viewing is recommended to fully appreciate the charm and potential this property has to offer.

Bathroom

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Energy Efficiency Rating

Car Model	Current (liters/100 km)	Possible (liters/100 km)
(92 class)	92	55
(81-91)	81	69
(69-80)	69	55
(55-68)	55	39
(39-54)	39	21
(21-38)	21	11
(11-20)	11	5

Not energy efficient - higher running costs

England & Wales EU Directive 2009/10/EC

Environmental Impact (CO₂) Rating

Car Model	Current (g/km)	Possible (g/km)
(92 class)	150	92
(81-91)	150	81
(69-80)	150	69
(55-68)	150	55
(39-54)	150	39
(21-38)	150	21
(11-20)	150	11

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2009/10/EC

