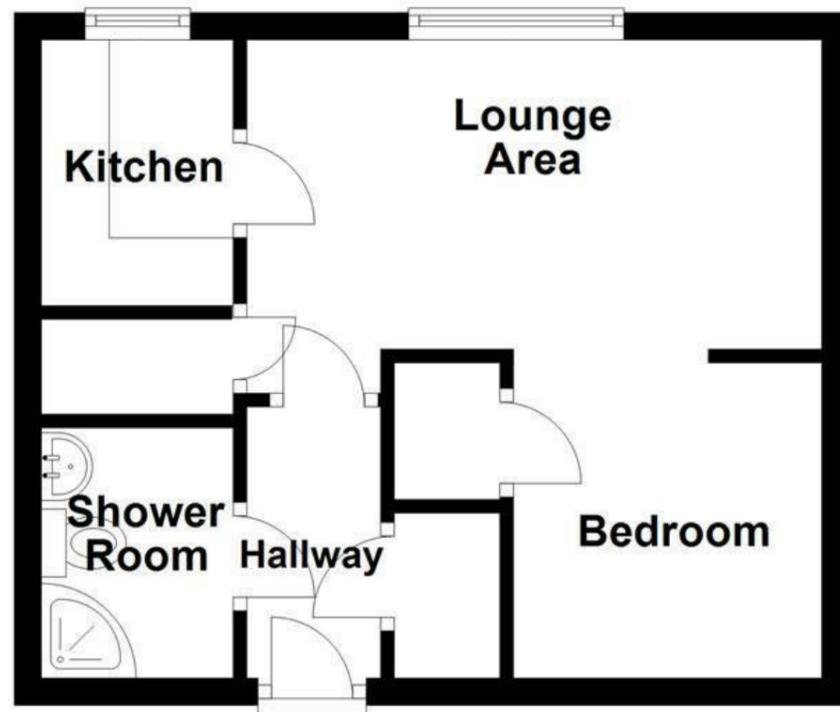


### Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Pembroke Court, Pendlebury, M27 4DY

£795

A FANTASTIC RENTAL OPPORTUNITY IN A CONVENIENT AREA TO SWINTON!

This newly decorated studio apartment is being welcomed to the rental market in the highly convenient area of Pendlebury. Situated in a well maintained residential apartment block with lift access and communal parking, the property would be perfectly suited to single occupant or couple. Situated within easy reach of schools, amenities and motorway links to Manchester City Centre, Salford Quays and Media City.

The property comprises briefly; entrance via a communal lobby and up to the first floor to the entrance door. The entrance door leads into a welcoming hallway that has doors to a shower room, large closet and into a studio lounge with glass brick bedroom separation and door leading to a fitted kitchenette. Externally, you will find a communal car park.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Pembroke Court, Pendlebury, M27 4DY

£795



- Studio Apartment
- Spacious Living Area
- One Bedroom
- Three Piece Shower Room
- Fitted Kitchen
- Communal Car Park

## Ground Floor

### Entrance

Wood frame door to the hallway.

### Hallway

6'7 x 3'3 (2.01m x 0.99m)

Fitted storage and door to the shower room and the main accommodation.

### Shower Room

6'1 x 4'8 (1.85m x 1.42m)

Corner shower enclosure with electric feed shower head, pedestal wash basin, low basin WC, tiled flooring and fitted storage.

### Main Studio

13'11 x 7'6 (4.24m x 2.29m)

UPVC double glazed window, central heating radiator, television point, glass divider to the bedroom area and door to the kitchen.

### Bedroom

7'7 x 7'6 (2.31m x 2.29m)

Fitted storage cupboard.

### Kitchen

6'5 x 4'9 (1.96m x 1.45m)

UPVC double glazed window, wood effect wall and base units, granite effect surfaces, tiled splashbacks, plumbing for washing machine, electric oven and four ring electric hob, extractor hood, space for fridge freezer and tiled flooring.

### External

Communal parking.



Tel: 01616960085

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