



#### SELF CONTAINED STUDIO APARTMENT AVAILABLE JULY

Thorpe & Co are pleased to offer for rental this self contained 2nd floor studio flat. The fully furnished accommodation comprises living/bedroom, well equipped kitchen area with appliances and bathroom. There are well kept gardens to the front of the property, parking to the rear and onsite management office.

The rent is inclusive of timed central heating (seasonal), shared Virgin Fibre Broadband and free use of the laundry. Tenants are responsible for electricity, water charges and Council Tax (students are exempt from paying Council Tax). The property is situated close to local amenities including Salford Uni, MediaCity and Salford Royal Hospital and is situated on the main bus route to the city centre which is just 2 miles away.

This studio would be ideal for a student, post graduate or hospital worker.

EPC D - Right to Rent in the UK checks will be completed via our referencing agency, before a tenancy can be granted. All tenants must provide original relevant identification documents at the point of submitting an application to rent.

- Maximum number of tenants: 1 - Please note this accommodation is not suitable for a couples
- Due to the size of the accommodation there is a no pet policy
- Council Tax Band A

- Fully furnished self contained studio
- Timed heating & shared WIFI incl. in rent
- Free use of laundry
- Resident Parking at rear
- Well kept gardens
- Easy access to city centre
- On major bus routes
- Close to uni & hospital & MediaCity





**THORPE & Co.**  
ESTATE AGENTS

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