





Apartment 20, Shadwell Court
Austin Close, Lindley,

£950 Per Month

- IMMACULATELY PRESENTED FURNISHED GROUND FLOOR FLAT
- ALLOCATED PARKING SPACE & COMMUNAL GARDEN AREA
- KITCHEN
- BATHROOM
- CONVENIENTLY LOCATED FOR LINDLEY AND ACCESS TO M62 MOTORWAY NETWORK
- LOUNGE DINER
- TWO BEDROOMS, ONE WITH EN SUITE

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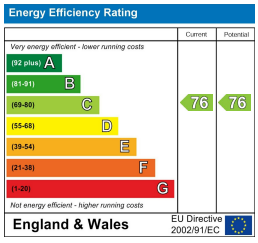
This immaculately presented ground floor apartment is situated on this modern development and offered to let on a furnished basis. It is conveniently located for amenities within Lindley together with good access to the M62 motorway network. Having an allocated parking space, communal lawned gardens and accommodation comprising: entrance hall with built in storage, spacious lounge diner, separate fitted kitchen with integrated hob, oven, extractor, fridge, freezer and washer/dryer, three piece bathroom and two spacious bedrooms which comfortably fit a king size bed. The master bedroom also has a fitted wardrobe and access to an en-suite shower room. Bond £1095.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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