



NPP RESIDENTIAL

SALES + LETTINGS




Alexander House, Talbot Road, Old Trafford, Manchester
£875 pcm

AVAILABLE AUGUST with PARKING. NPP Residential are delighted to introduce to the market this brand new, modern studio apartment located in Old Trafford only minutes from the Metrolink with easy access to Manchester city and Salford Quays.

- Allocated Parking Space
- Close to Transport Links
- Excellent access to Manchester and Salford Quays
- Excellent location
- Studio apartment
- Landlord flexible for furniture
- White goods included
- Available August

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050
Reference	RL0935 Council Tax Band: A
Additional Information	Deposit: £1,009.61 Holding Deposit: £201.92

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.