



## NPP RESIDENTIAL

SALES + LETTINGS




Alexander House, Talbot Road, Old Trafford, Manchester  
£1,050 pcm

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

- Allocated Parking Space
- Brand new development
- Close to major transport links
- Excellent location
- Property will be fully furnished

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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	RL0936
Additional Information	Deposit: £1,211.5 Holding Deposit: £242.30

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.