



NATIONWIDE
ESTATE AGENTS



**Springfield Court, Dean
Road, Salford**
£895 pcm

Fully furnished one DOUBLE bedroom first floor apartment. City centre development located off Trinity Way. Spacious hallway, open plan living room, good size bedroom with floor to ceiling window, modern bathroom. Fully Furnished with security entry system & lift to all floors.

- City Centre Location
- Open Plan Living / Kitchen Area
- Utility Cupboard with Washing Machine
- One Double Bedroom
- Bathroom with Over Bath Shower
- Security Intercom Entry System
- Double Glazing/Electric Heating
- Lifts Servicing All Floors

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		82
(69-80) C	75	
(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 Nationwide Estate Agents - Adlington Office
Reference	Telephone 01257 475566 SPRI37
Additional Information	Council Tax Band: B (Salford City Council) Deposit: £1,030 Holding Deposit: £205

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.