



**NATIONWIDE**  
ESTATE AGENTS



Jarvis Court, Denton,  
M34 6AF  
£895 pcm

Nationwide Estate Agents are delighted to present this modern second floor apartment. The apartment comprises of private entrance hallway with storage cupboard, large open plan lounge kitchen area with juliet balcony, two bedrooms and modern bathroom with shower over bath. Secure parking included.

- Entrance Hallway
- Open Plan Living / Kitchen Area
- Juliet Balcony to Lounge
- Kitchen With Integrated Oven Hob And Extractor
- Two Bedrooms
- Bathroom with Shower over Bath
- Double Glazing/Electric Heating
- Ideally Located for Local Amenities
- Secure Parking

## Energy Efficiency Rating

|                                                                         | Current   | Potential                                                                                                     |
|-------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |           |                                                                                                               |
| <b>(81-91) B</b>                                                        |           | <b>82</b>                                                                                                     |
| <b>(69-80) C</b>                                                        |           |                                                                                                               |
| <b>(55-68) D</b>                                                        | <b>64</b> |                                                                                                               |
| <b>(39-54) E</b>                                                        |           |                                                                                                               |
| <b>(21-38) F</b>                                                        |           |                                                                                                               |
| <b>(1-20) G</b><br><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 Nationwide Estate Agents - Adlington Office |
| Reference              | Telephone 01257 475566<br>JARV8                                          |
| Additional Information | Council Tax Band: A<br>Deposit: £1,030<br>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.