



# TO LET

Flat 8 Beech Court, Beech Grove, Sale, M33 6RF

£850 Per Calendar Month pcm

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

- AVAILABLE NOW
- One Bed Refurbished First Floor Flat
- Re Fitted Kitchen
- Modern Shower Room
- Close To Town Centre And Amenities
- Communal Grounds/Gardens
- Parking
- EPC Rating C
- Trafford Tax Band B

## THE PROPERTY

### AVAILABLE NOW

A refurbished one double bedroom first floor flat, situated in a very popular location of Sale close to sound Centre, transport, links and schools. Entrance hall, good sized lounge, in a hallway, refitted kitchen with built-in oven, hob, fridge, freezer and dishwasher. Double bedroom.refitted three-piece shower room. Electric heating. UPVC double glazing. Parking. EPC RATING

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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	