



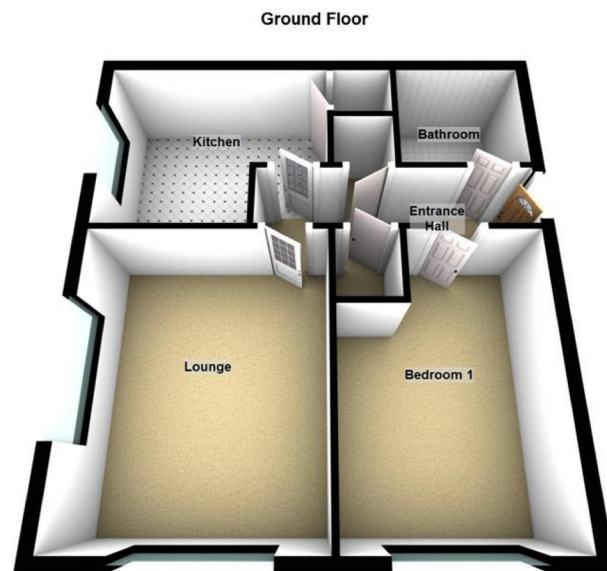
Russell James

estate agents & letting agents

FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans



LOCATION

From our office on Manchester Road proceed towards the roundabout, take 1st exit onto Bolton Road, at main traffic lights turn right onto Agecroft Road, at roundabout take 2nd exit, at next roundabout take 2nd exit (signposted Prestwich, Bury, Oldham), at mini roundabout bear left then at traffic lights turn right onto Bury New Road, take the 6th right onto Mayfield Road and the property is on the left hand side.

NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.



Whilst we endeavour to ensure our sales particulars are accurate, all information must be considered approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin of error. Appliances and services mentioned within these details have not been tested and we therefore cannot verify that they are in working order. These details do not constitute any part of an offer or contract.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

Flat 13 Mayfair, Mayfield Road, Salford, M7 3WZ

Dwelling type: Top-floor flat
Date of assessment: 03 November 2010
Date of certificate: 04 November 2010
Reference number: 9486-2817-6697-9300-8645
Type of assessment: RdSAP, existing dwelling
Total floor area: 48 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| 45 | 71 | 51 | 67 |

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | |
|-----------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|
| | Current | Potential |
| Energy use | 447 kWh/m ² per year | 286 kWh/m ² per year |
| Carbon dioxide emissions | 3.4 tonnes per year | 2.3 tonnes per year |
| Lighting | £42 per year | £25 per year |
| Heating | £497 per year | £390 per year |
| Hot water | £284 per year | £96 per year |



£450 PCM

13 The Mayfair, Mayfield Road, Prestwich, Salford, M7 3WZ

- 1 Bedroom Apartment
- 2nd Floor, Intercom
- Modern Fitted Kitchen
- Modern Bathroom
- Gch, D/G, Garage
- Off Road Parking
- Offered Unfurnished
- Available 22nd June 2016

We are pleased to offer for rental this one double bedroom second floor apartment. Situated within easy access of; Local amenities and the motorway network for those looking to commute. Unfinished and available 22nd June 2016 DSS CONSIDERED. Admin fee £175

Russell James Estate Agents Limited

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Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk

GROUND FLOOR

STAIRS TO SECOND FLOOR

ENTRANCE HALL

With laminate wood flooring and intercom.

LOUNGE

14'2 x 11'6 (4.32m x 3.51m)

Nice size room with modern wall mounted electric fire, laminate wood flooring, window to side and window to rear.

ADDITIONAL LOUNGE PHOTO

MODERN FITTED KITCHEN

11'6 x 5'9 (3.51m x 1.75m)

Fitted with a range of modern wall, display and base units with co-ordinating worktops, electric oven, gas hob with chimney style extractor, 1.5 bowl sink, spaces for washing machine and fridge. Partially tiled walls, laminate wood flooring and window to side.

BEDROOM 1

14'0 x 10'1 (4.27m x 3.07m)

Double room with window to front.

MODERN BATHROOM

5'9 x 6'7 (1.75m x 2.01m)

Fitted with a suite comprising of: feature bath with shower over, shower screen, wash hand basin and low level w.c. Fully tiled walls, feature radiator, laminate wood flooring and extractor.

GARDEN

Off road parking and garage.

GARAGE

Can be used for storage only. Please note garage door not secure and will not be repaired.

ADMIN FEES

Admin fee £175 other fee's may apply



LOUNGE



ADDITIONAL LOUNGE PHOTO



MODERN FITTED KITCHEN



BEDROOM 1



MODERN BATHROOM