



## **Willow Court, Ford Lane, Salford, M6 6PE**

**£277 Per Week**

BRAND NEW 1 BEDROOM APARTMENT FOR RENT

The apartment comprises a bright open-plan living and kitchen area with integrated appliances, a spacious double bedroom and a modern three-piece bathroom.

Finished to a contemporary standard throughout, the property offers a practical layout with plenty of natural light.

Willow Court is conveniently located close to local amenities, including supermarkets, cafés and restaurants, with excellent transport links providing easy access to Manchester city centre, MediaCityUK and the University of Salford.

COMES FURNISHED. AVAILABLE FROM NOW.

Marketing of On-Site Amenities and Agent Indemnity.

- COMES FURNISHED
- OPEN PLAN LIVING AREA
- EAST ACCESS TO MANCHESTER CITY CTR AND MEDIA CITY UK
- 1 BEDROOM APARTMENT
- BRAND NEW DEVELOPMENT
- AVAILABLE FROM NOW
- MODERN BATHROOM SUITE
- CLOSE TO SALFORD CRESCENT STATION

## Willow Court, Ford Lane, Salford, M6 6PE



RECEPTION



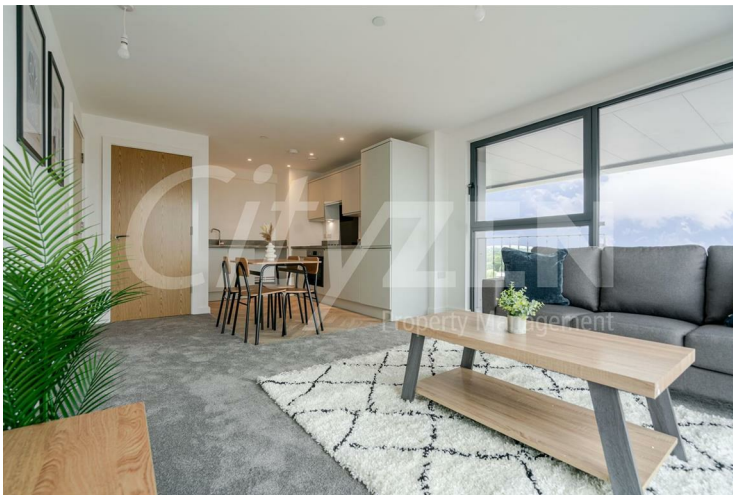
RECEPTION



RECEPTION



KITCHEN



RECEPTION



KITCHEN

## Willow Court, Ford Lane, Salford, M6 6PE



KITCHEN



BATHROOM



KITCHEN/RECEPTION



BEDROOM



RECEPTION



WILLOW COURT

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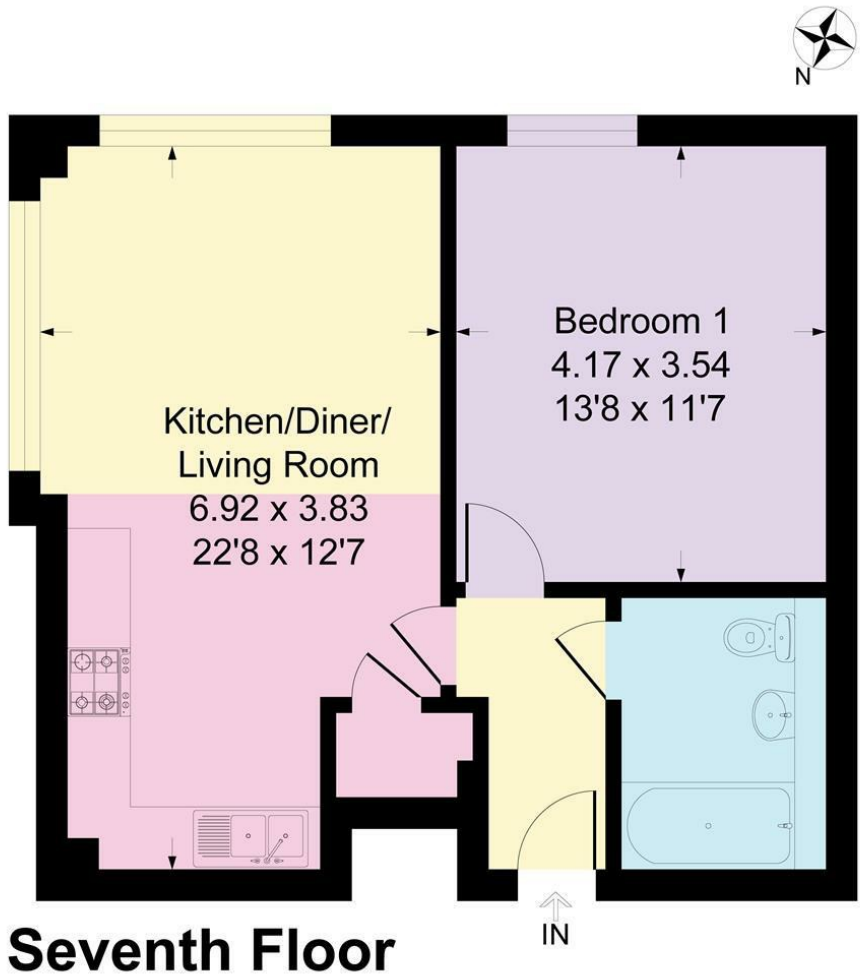


WILLOW COURT



WILLOW COURT

Approximate Gross Internal Area = 49.9 sq m / 538 sq ft



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       | 80      | 80                      |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.