

## Gildabrook Road

, Salford, Manchester, M30 0DX

## Rental £730 pcm

1 bedroom Studio available Now

SnugPads, St. James House 5th Floor, Pendleton Way, M6 5FW

info@snugpads.com

# 01613272627

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00

Wed 09.00 - 17.00; Thurs 09.00 - 17.00

Fri 09.00 - 17.00; Sat Closed; Sun Closed

- \* Furnished
- \* All Bills included, with Wi-Fi and regular cleaner
- \* 24/7 Maintenance Reporting System

- \* Bedsit with private kitchen, shared bathroom
- \* Simple Online Tenancy Application
- \* Close to Salford Royal Hospital

- \* 2 bathrooms
- \* Short Walk to Salford Royal Hospital
- \* Close to Media City

## Description

Available ASAP max 1 adult Fully furnished bedsit for professional or mature student in Salford. Consist of own bedroom, living and kitchen area, with access to shared bathroom (with 2 others), and laundry. Furniture includes double bed, wardrobe, draws, shelves, desk and chair. Kitchen area has sink, worktop, storage cupboards, fridge, freezer, hob, oven and microwave. The property is within walking distance to Salford Royal Hospital, on main bus route to city centre, tram to Salford Quays, Media City, local shops, with a Sainsbury local next door. Free off road parking available. More Details; Price: £730pcm All bills included, except electric for the bedsit which is on a coin meter. Unlimited fibre internet and TV licence. Deposit: £200 Tenancy Dates: ASAP for a standard 12 months contract, can consider min of 6 months for extra £60pcm . Sorry not suitable for children, couples, pets. What next? Like the look of the place? Simply apply online on our website Snugpads.com Contact us 01613272627 to book a viewing and ask questions. How to calculate the monthly rent? If your weekly rent is £90 per week per tenant multiply this by 52 (weeks in the year), and divide it by 12 (months in the year). Hence  $£90 \times 52 = 4,680 / 12 = £390.00$  per calendar month. Property Advert Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending users should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate and any images Property Ref: inst-793

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## Further Information

The deposit required is £200

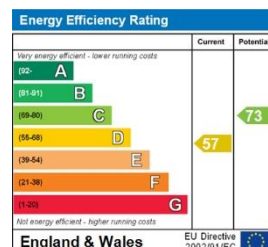
The bills included in the rent are Council Tax / Rates, Telephone and Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means

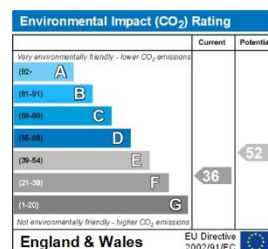
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

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.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 15/05/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers.