




Lower Broughton  
Road, Salford  
£825 pcm

This furnished studio flat in Broughton, Salford, is close to the city, ideal for students, workers or couples. It features a cosy living/bedroom area with a private kitchenette & shower room. Enjoy access to a communal utility room, garden, & on-street parking. Bills included, excluding council tax.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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.

Reference

Telephone 01706 940 335

Additional Information

RL0024

Council Tax Band: A (Salford City Council)

Deposit: £951.92

Holding Deposit: £190.38

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

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.