




Lower Broughton Road,  
Broughton, Salford  
£850 pcm

Furnished studio apartment with private kitchenette and shower room. Shared washer/dryer facilities and on-street parking. Suitable for students, professionals, couples, or singles. Utility bills included; council tax payable where applicable. Close to local amenities and transport links.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92+) A</b>		
<b>(81-91) B</b>		<b>81</b>
<b>(69-80) C</b>		
<b>(55-68) D</b>	<b>64</b>	
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) 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.

Rent  
Viewing

£850 pcm  
Strictly by appointment with Brooke Steel Estates - Head Office

Reference

Telephone 01706 940 335

Additional Information

RL0013

Council Tax Band: A (Salford City Council)

Deposit: £980

Holding Deposit: £196

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL

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.