



4 Benyon Street, Lees, Oldham, OL4 4LX
£600 Per Calendar Month

The apartment at Benyon Street is within walking distance of the Lees Village Centre which provides a variety of local, shops, bars & restaurants. In brief the apartment comprises entrance hall, lounge & Kitchen area, one bedroom plus a box room and bathroom & W.C. A compact apartment that would suit the requirements of a single person. Email enquiries only.

Bond - £600.00

Holding Fee - One weeks rent £138.00

We are members of Client Money Protect - Membership Number CMP 002564

This office is part of an independent Redress Scheme with the Property Ombudsman

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Leading to the front door of the apartment.

HALL

Storage cupboard.

LOUNGE & KITCHEN



Single drainer stainless steel sink unit, electric hob & oven, free standing fridge. Range of wall and base units with worktops, splash back tiling and breakfast bar.

BEDROOM ONE

8'7 by 10'3 (2.62m by 3.12m)



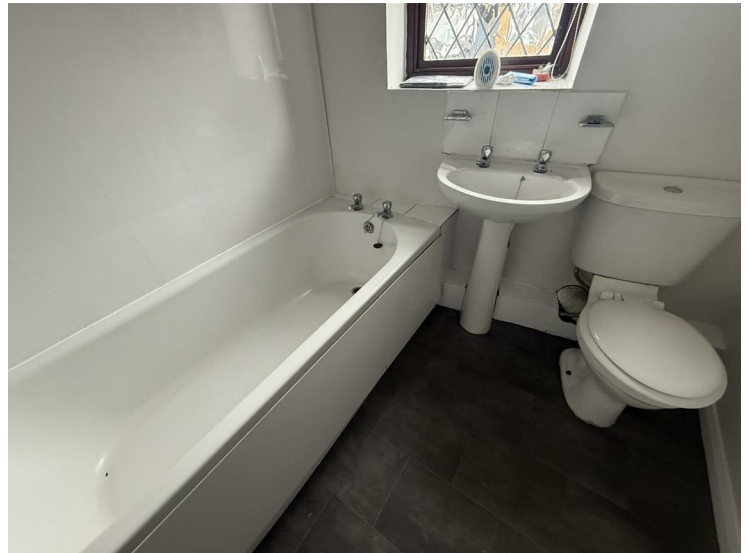
To rear.

BOX ROOM

4'3 by 9'9 (1.30m by 2.97m)



BATHROOM & W.C



Three piece white suite, shower over bath, splash back tiling.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

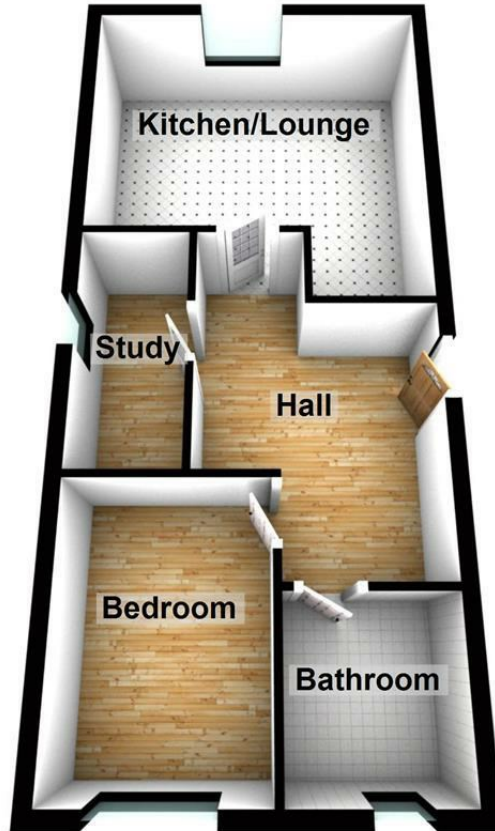
DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their

employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Top Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		