



*Jordan fishwick*

Apt 324 W3 Building, 51 Whitworth Street  
£1,325 Per Calendar Month



## W3 Building Manchester M1 5EB

£1,325 Per Calendar Month



### The Property

Available Late July. This 3rd floor two bedroom apartment located in the popular W3 development on Oxford Road, close to the University campus and a short walk to the City Centre. This executive apartment block has a concierge on site 24 Hours a day and is built to an excellent standard throughout. Property in brief comprises of entrance hall with storage cupboard, living room with access to the balcony, fitted kitchen with appliances, oven, hob and fridge/freezer. Master bedroom with en-suite shower room, second bedroom is a good size double and there is a three piece bathroom suite. Furnished. Council Tax Band E. EPC Rating B. NO parking & NO Pets.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

- Available Late July
- 3rd Floor Two Bed
- Balcony
- En-Suite & Bathroom
- Council Tax Band E
- EPC Rating B
- Close To Universities
- No Parking
- Close To Palace Theatre



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>86</b>                  | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington