



*Jordan fishwick*

Apt 62 Stonebridge House, 5 Cobourg  
£1,300 Per Calendar Month



The Property

**\*PLEASE NOTE - THE BALCONY IS OUT OF USE DUE TO BUILDING REMEDIAL WORKS COMMENCING ON THE PROPERTY - UPDATES TO BE PROVIDED\***

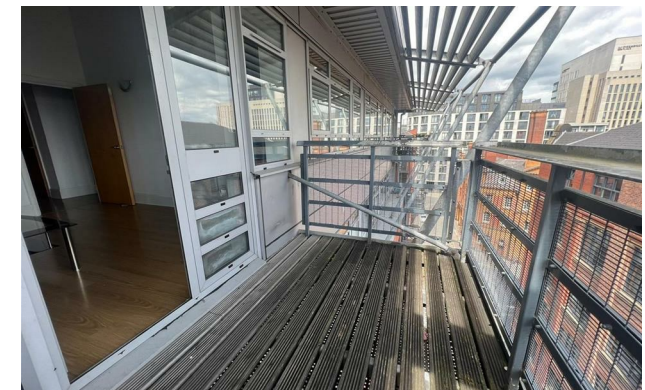
Available Early August. This spacious top floor, two double bedroom apartment with ensuite bathroom to master bedroom, also benefits from a separate kitchen and generous sized balcony. The apartment has been recently furnished with brand new furniture and is ideal for anyone who wants city centre living with plenty of space. The apartment benefits from a very central location, just off Whitworth street and within short walking distance to Piccadilly train station, Oxford road and the Manchester University campuses. No parking. Council Tax Band D. EPC Rating C. No pets.

REPOSIT (Nil Deposit Option) Available on this property.

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

## Stonebridge House Manchester M1 3GB

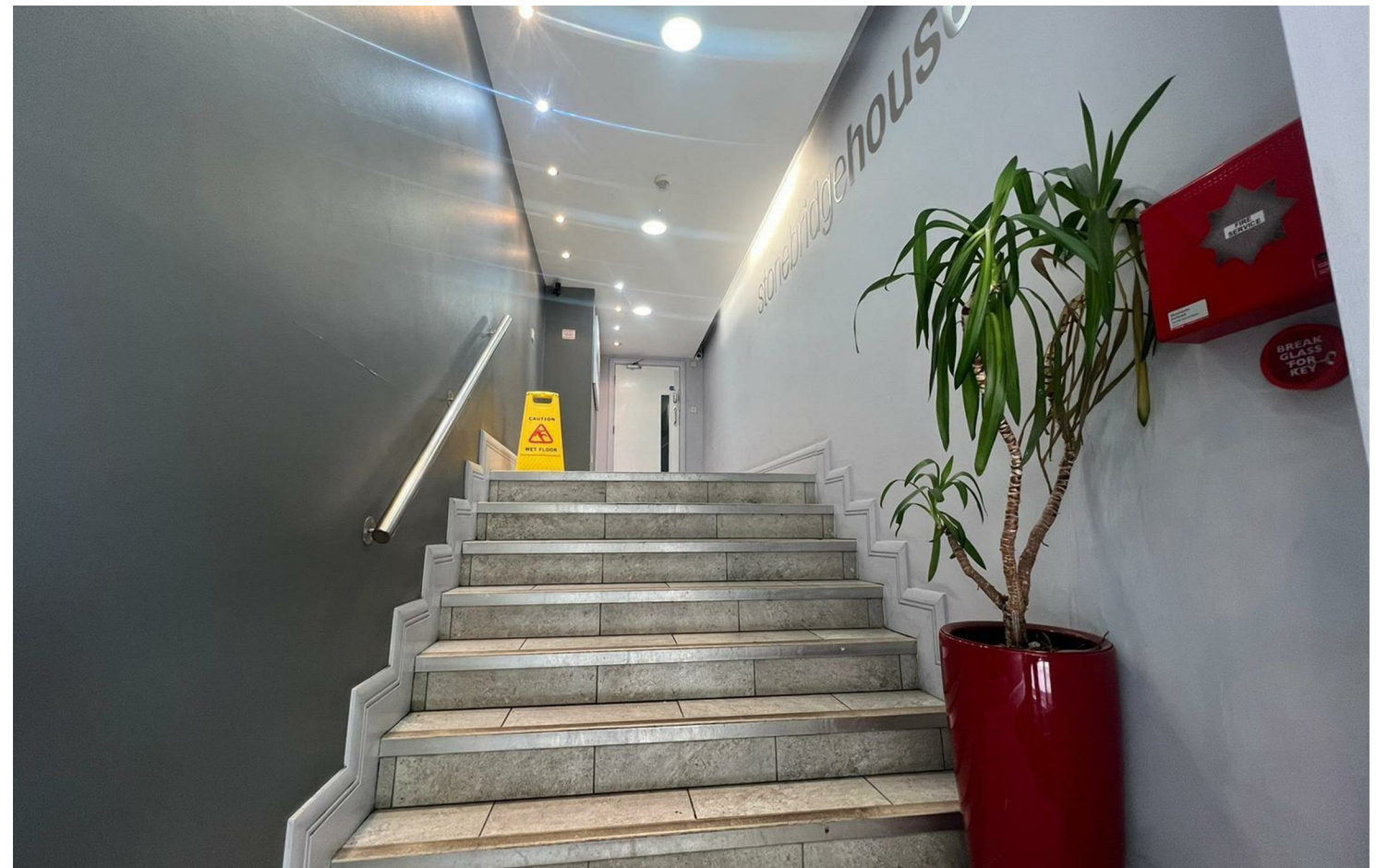
£1,300 Per Calendar Month



- Available Early August
- Top Floor - Two Double Bedrooms
- Ensuite & Bathroom
- Separate Kitchen
- EPC Rating C
- Tax Band D
- Close to Universities
- Close to Piccadilly Train Station
- No PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(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 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.

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