



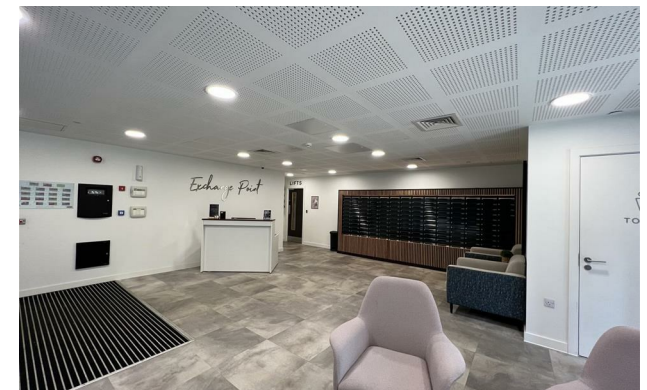
*jordanfishwick*

Apt 1001 Exchange Point, 3 New Kings  
£1,195 Per Calendar Month



## Exchange Point Salford M3 7GP

£1,195 Per Calendar Month



### The Property

Available Mid May. Jordan Fishwick presents this 10th floor apartment just a short walk from Manchester's Cathedral Gardens & Deansgate. Exchange Point is an exciting development offering its lucky residents a 24 Hour Concierge, On-site Gym & large co working area and residents lounge with a Cafe.


We are delighted to offer a large one bedroom apartment which comprises open plan living space with great views of Manchester's skyline, a fully equipped kitchen with breakfast bar, integrated appliances including dishwasher & full sized fridge freezer. Hotel standard bathroom with full bath and shower mixer with rainfall fitting. Large bedroom with space for ample furniture.

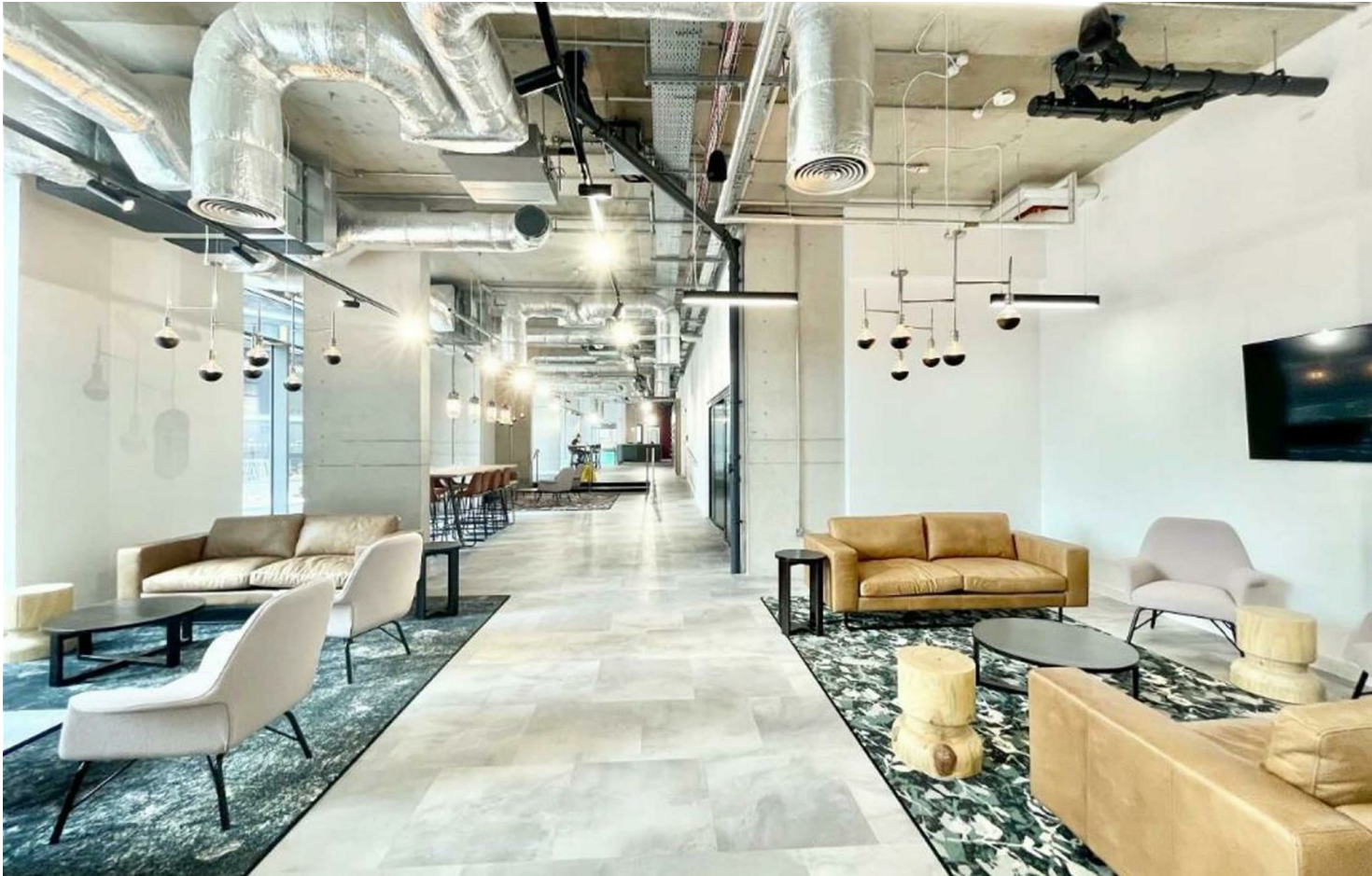
The property is FULLY FURNISHED and benefits from a washer drier in the storage cupboard, and there is also an additional large closet for further storage. No Parking. Tax Band B. EPC Rating C.

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

- Available Mid May
- Large One Bedroom
- Furnished
- On-site Gym for Residents
- Coffee Bar on Site
- Tax Band B
- EPC Rating C
- No Parking
- Communal Work Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(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 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