



*jordan fishwick*

Apt 85 MM2, 8 Pickford Street, M4 5BT  
£1,150 Per Calendar Month



## MM2 Manchester M4 5BT

£1,150 Per Calendar Month

### The Property

Available Early June. A lovely apartment on the first floor of MM2 development in Ancoats which is just over the road from the Northern Quarter. This property features an entrance hallway, spacious living room, separate kitchen with oven and hob, fridge freezer and plenty of base and wall units, good sized bedroom with an additional study/lounge area and a stylish shower room. Furnished throughout. Parking included. Council Tax band B. EPC Rating B.

\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\*



- Available Early June
- Ancoats Location
- First floor apartment
- One Bedroom
- Tax Band B
- EPC Rating B
- Parking included
- Furnished
- Close to City Centre



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>82</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 2002/91/EC  |           |





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