



*jordanfishwick*

Apt 41 Spectrum, Block 1, M3 7BJ  
£1,100 Per Calendar Month





## Spectrum Blackfriars Road M3 7BJ

£1,100 Per Calendar Month



### The Property

Available Mid July. This one bedroom 5th floor apartment is located in the Spectrum Development which is a short distance from Deansgate. Fully fitted kitchen with fridge and freezer, dishwasher and oven, the living room has sliding patio door opening to a Juliet balcony. The double bedroom has built in wardrobes and there is a luxurious bathroom suite with tiled and mirrored walls. Large walk-in utility room which also houses the hot water system and washing machine. Parking Included. Furnished. Council Tax Band B. EPC Rating C. Professionals Only. £35pcm water consumption charge.

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



- Available Early January
- 5th Floor One Bed w/ Juliet Balcony
- Parking included
- Furnished
- Council Tax Band B
- Large Utility Cupboard
- Good Storage Space
- EPC Rating C
- Close to City Centre
- Professionals ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	82
(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

Available with

Reposit

No deposit needed





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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