



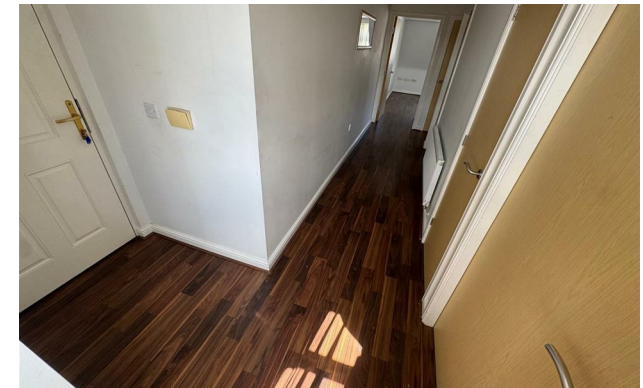
*jordan fishwick*

Apt 12 224 Great Clowes Street, M7 2ZS  
Guide Price £1,050 Per Calendar Month



**224 Great Clowes Street  
Salford M7 2ZS**

**£1,050 Per Calendar Month**

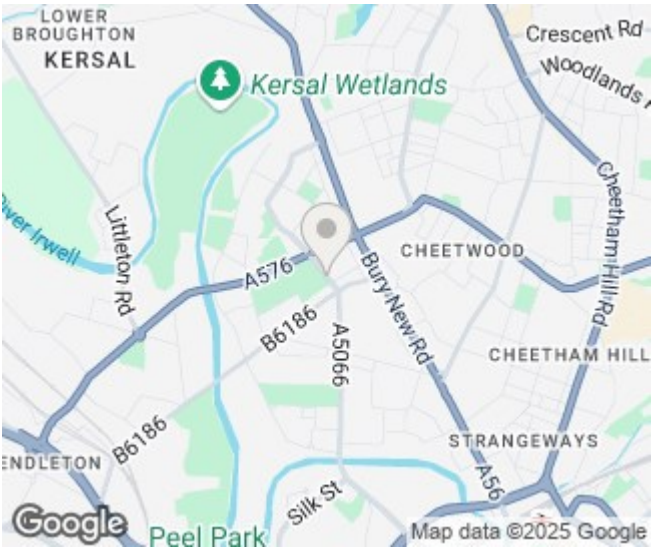


### The Property

Available Now. Jordan Fishwick present this two bedroom UNFURNISHED top floor flat. Great location, a short distance from Manchester city centre and also offers easy access to Salford Quays and transport links out of the city. Both bedrooms are of great size and offer built in wardrobes. Parking included. The property is great for a single professional looking for an office space or a professional Couple looking to be close to the City Centre. Council Tax band C. EPC rating B.

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

- Available now
- Top Floor Apartment
- Two bedrooms
- Allocated parking
- Close to City Centre
- Tax Band C
- EPC Rating C
- Great for Professionals



| 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>                            | <b>75</b>                                                                                                   | <b>75</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.

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