



*jordanfishwick*

Apt 2306 Embankment Exchange, 96  
£1,600 Per Calendar Month



### The Property

Available NOW! Jordan Fishwick presents this brand-new apartment on the 23rd floor of an exciting new development forming part of the increasingly popular Greengate area of the city and is a short walk from the City Centre.

The building is a stone's throw from transport links including: Manchester Victoria train station, Salford Central Train station and Trinity Way. Residents of Embankment Exchange benefit from a range of amenities such as; 24- hour concierge service, premium gym overlooking the River Irwell, luxury spa with indoor pool and residents' lounge (yet to be completed). The impressive accommodation is furnished to a high standard and briefly comprises open plan living room & fully fitted kitchen and floor to ceiling windows, two double bedrooms with vanity desk and fitted wardrobe and a stylish bathroom on both sides. Tax Band TBC. EPC Rating TBC. Parking included.

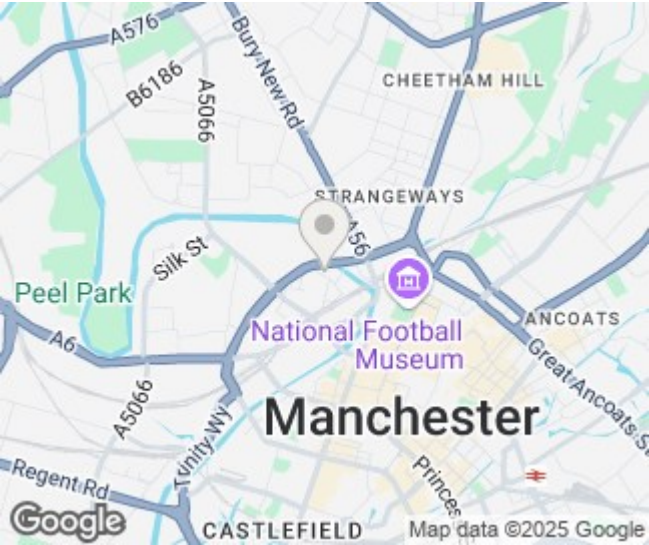
\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\*

## Embankment Exchange Salford M3 7JF

£1,600 Per Calendar Month



- Available now
- Brand New Building
- 23rd Floor Apartment
- Two Double bedrooms
- Two bathrooms
- EPC Rating TBC
- Tax Band TBC
- Onsite Ammenties
- Parking included



| 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>                            |         |                                                                                                                |
| (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<br>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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