



*jordanfishwick*

Apt 804 W3, Whitworth Street West, M1  
£1,800 Per Calendar Month





### The Property

Available Now! Fantastic opportunity to rent a large two bedroom DUPLEX PENTHOUSE apartment in W3. Tandem car parking space, fully furnished with high quality fixtures and fittings, and recently updated bathroom.

The apartment in brief comprises; large entrance hallway with downstairs WC. Large lounge/living space with full height windows which overlook the internal courtyard and canal. The kitchen boasts integrated appliances including large fridge, oven, microwave and dishwasher. Stairs to upper floor which leads to large master bedroom, with doors to paved balcony which offers great views and spans the length of the room. The master bedroom has a large en-suite bathroom with bath and shower, and has fitted wardrobes. The second bedroom which is very generous in size also has its own private shower room and fitted wardrobes, and door access to a separate communal terrace area. EPC Rating C. Tax Band G. Air conditioning. Concierge on site.

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

**W3 Manchester M1 5ED**


**£1,800 Per Calendar Month**





- Available Now
- Top Floor Penthouse
- Two Large Double Bedrooms - Fully Furnished
- Two Ensuite Bathrooms
- EPC Rating C
- Balcony
- Air Conditioning
- Tax Band G
- Tandem Car Parking Space (2 spaces)



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>	73	74
(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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