



*jordanfishwick*

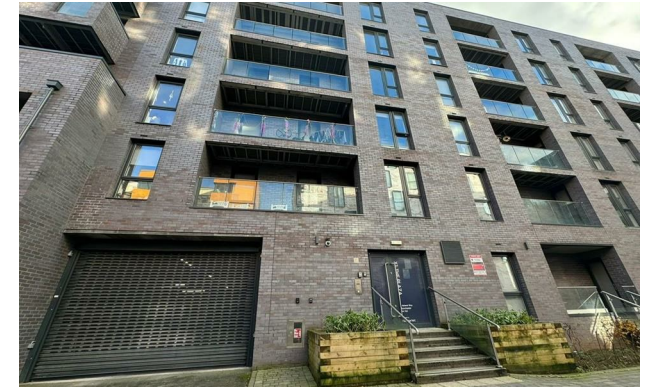
Apt 507 X1 The Plaza, 1 Advent Way, M4  
£1,100 Per Calendar Month





## X1 The Plaza Ancoats M4 7LS

£1,100 Per Calendar Month



### The Property

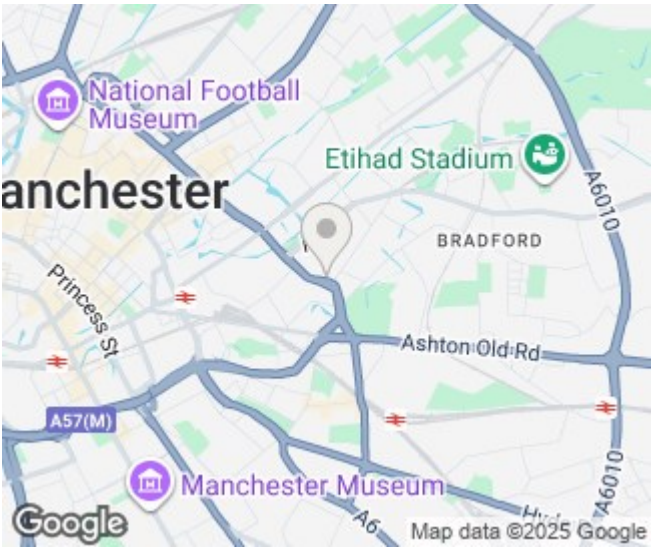
Available Start of December. Located within the luxury X1 The Plaza development this fully furnished, modern one bedroom apartment is on the fifth floor. The property comprises of entrance hallway, double bedroom, open plan kitchen & Living room with access to the balcony. On-site gym available for tenant use alongside a city view.

The property has easy access to the City Centre and to Piccadilly Train Station. EPC Rating B. Tax Band B. No Parking & No Pets.

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



- Available Start of December
- 5th Floor Apartment
- One Bedroom apartment
- Onsite Gym
- Tax Band B
- EPC Rating B
- No Parking
- Close to City Centre & Transport Links



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





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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