



*jordanfishwick*

Apt 208 Spectrum, Block 5, M3 7BT  
£950 Per Calendar Month





## Spectrum Blackfriars Road M3 7BT

£950 Per Calendar Month



### The Property


**\*PLEASE NOTE - BUILDING REMEDIAL WORKS ARE DUE TO START IN JANUARY 2026. THEREFORE DISRUPTIONS MAY OCCUR\***

Available Mid January. This first floor STUDIO apartment is located a short distance from Deansgate and Victoria Station. Spectrum is a Dandara development and is finished to a high specification throughout. Entrance hall with video entry phone, open to the living room and bedroom area. The living/kitchen has sliding patio doors to the juliet balcony. The kitchen comes with oven, hob, washer/dryer and fridge. An obscure glass screen separates the bedroom which has triple sliding wardrobe doors. The attractive shower room has concealed storage, tiled walls and floors with walk in shower. Furnished. Tax Band B. EPC Rating B. Additional water charge £35.00 PCM. NO PARKING.

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

- Available Mid January
- 1st Floor Studio Apartment
- Furnished
- Tax Band A
- EPC Rating B
- No Parking
- Close to City Centre
- 24 Hour Concierge
- Close to Victoria Train Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</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 	







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