



*jordanfishwick*

Apt 19 The Citadel (Block B), 15 Ludgate  
£1,100 Per Calendar Month



### The Property

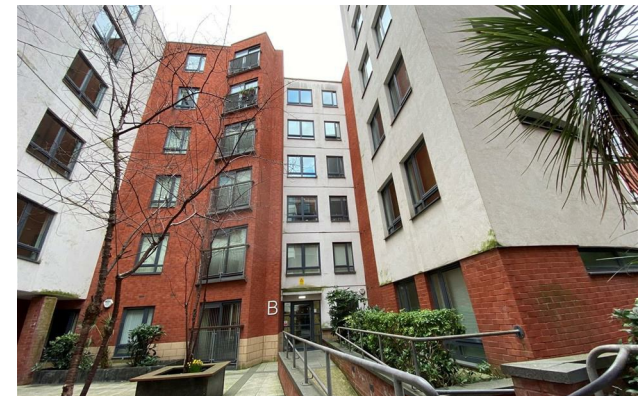
Available Early February. GREAT FOR PROFESSIONALS & COUPLES- NOT ideal for sharers as one bedroom is a Single bed- room. This corner aspect podium level ground floor FURNISHED two bedroom apartment offers spacious living/kitchen area and benefits from an allocated parking space in the underground stacking car park. The property is presented in an excellent condition throughout, and comprises of entrance hallway with deep storage cupboard, fitted kitchen with appliances and feature curved wall to the living area. two bedrooms, both with fitted wardrobes- the master having en-suite shower room. Separate bathroom with shower attachment and fitted mirror. EPC rating B. Tax Band D.

REPOSIT (Nil Deposit Option) is available for this property.

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

## The Citadel (Block B) Manchester M4 4AL

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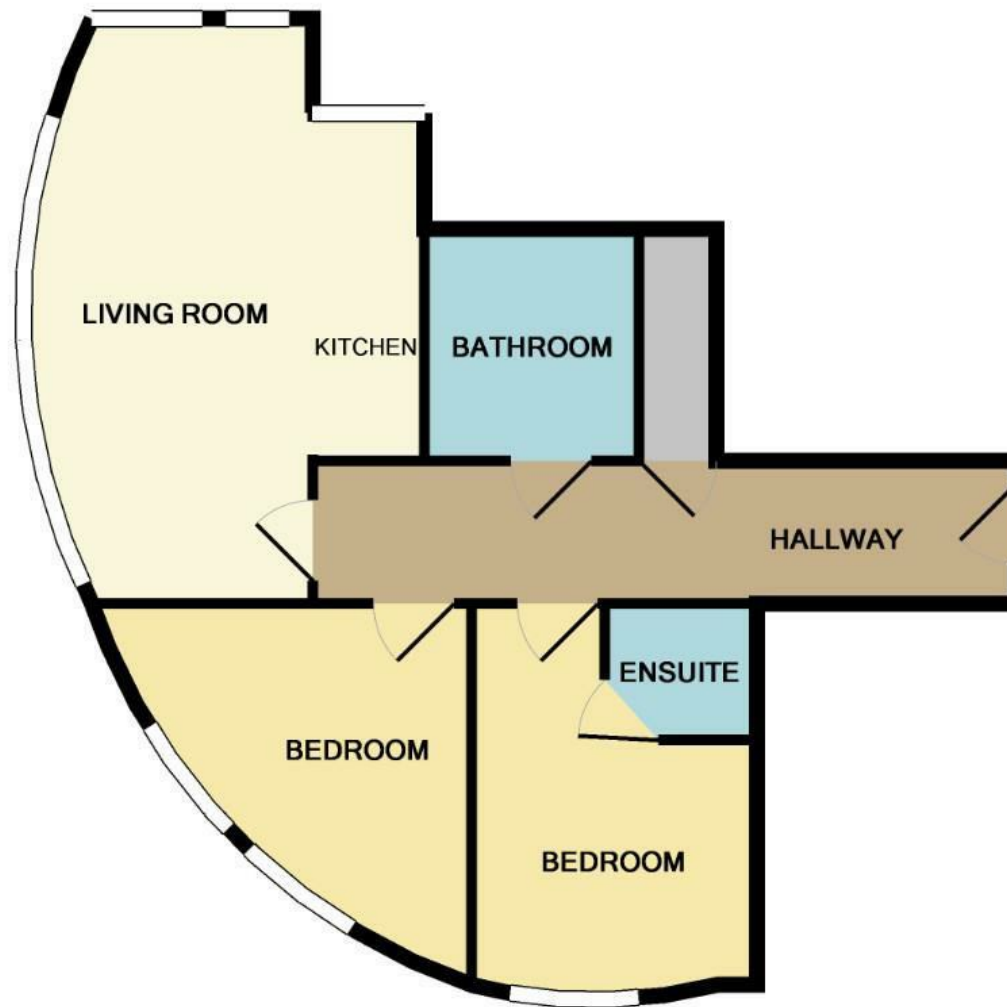


- Available Early February
- Ground Floor Two Bedroom - En-Suite & Bathroom
- Spacious Living Room
- Parking included
- Angel Meadows Location
- EPC Rating B
- Tax Band D
- Short Walk to Victoria Station
- Great for Professionals



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Measurements are approximate. Not to scale. Illustrative purposes only  
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