

**401 FAIRBAIRN BUILDINGS 55 HENRY STREET  
MANCHESTER, M4 5DH**

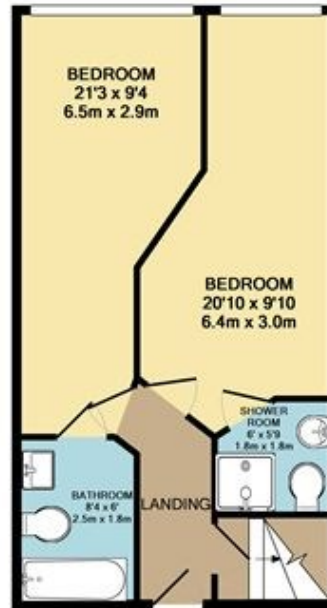
**£1,650 PCM**

An absolutely stunning two bedroom, two bathroom modern duplex apartment located on the edge of the Northern Quarter in the high specification Royal Mill development. The property briefly comprises: private entrance hall, large open plan living room which incorporates a fully fitted kitchen with integrated appliances and leads to a large balcony, on the ground floor two very good size double bedrooms one with en suite shower and the other with a bathroom with shower. The property benefits from a secure covered parking space and is fully furnished to a high standard. Available from 20th August 2024

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1ST FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 925 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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