



**1704 CYPRESS PLACE NEW CENTURY PARK  
MANCHESTER, M4 4EH**

**£1,350 PCM**

Briefly comprising of two spacious double bedrooms, with the master bedroom benefitting from en-suite facilities and a further luxury main bathroom suite. The large open place lounge is bright and spacious and is open through to a beautiful fitted kitchen with a breakfast bar and integrated appliances. Off the lounge is a small balcony boasting beautiful city scape views. The property also benefits from a secure gated parking space and is offered fully furnished,. Available 21st of August 2024

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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>		
(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	

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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