




**15 THE CITADEL 15 LUDGATE HILL  
GREATER MANCHESTER, M4 4AL**

**£1,350 PCM**

A spacious ground floor apartment with parking in this popular development located on the fringes of the Northern Quarter. The development is located within easy walking distance to Shude Hill & Victoria Stations, The Print Works and the city's main retail hive on Market Street. The property briefly comprises: open plan lounge/dining area, fully fitted kitchen, two double bedrooms and a modern bathroom. Secure Underground Parking. Fully furnished. Available 14th of August 2024

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| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <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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