



8 Elmira Way | Salford Quays | Salford | M5 3NQ

£1,200 PCM

The
**GOOD
ESTATE**
AGENCY

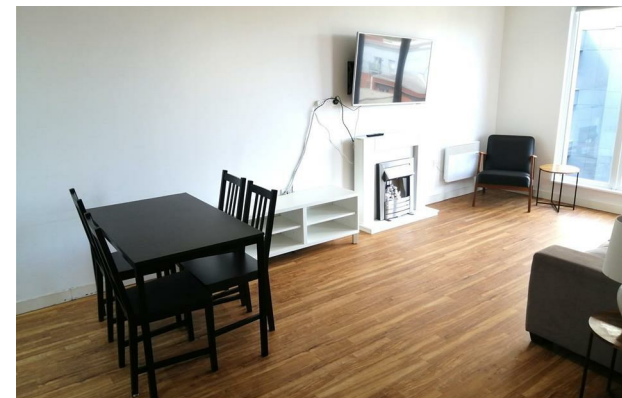
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2 BED, FURNISHED. An excellent, spacious two bedroom apartment in The Exchange development on Elmira Way. The 7th floor property comprises: entrance hall, storage cupboard, spacious open plan living & dining room through to fitted kitchen, master bedroom with en suite shower room, second double bedroom & house bathroom with shower. Further benefits include a balcony, on site gym & evening security guard. Located in Salford Quays, within a short walk to Media City and only a 10 minute tram ride into Manchester city centre.

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- FURNISHED
- 7TH FLOOR
- BALCONY
- FITTED KITCHEN
- OPEN PLAN LIVING & DINING ROOM
- ON SITE GYM
- SALFORD QUAYS LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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	

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