



7 Stillwater Drive | Manchester | M11 4TG

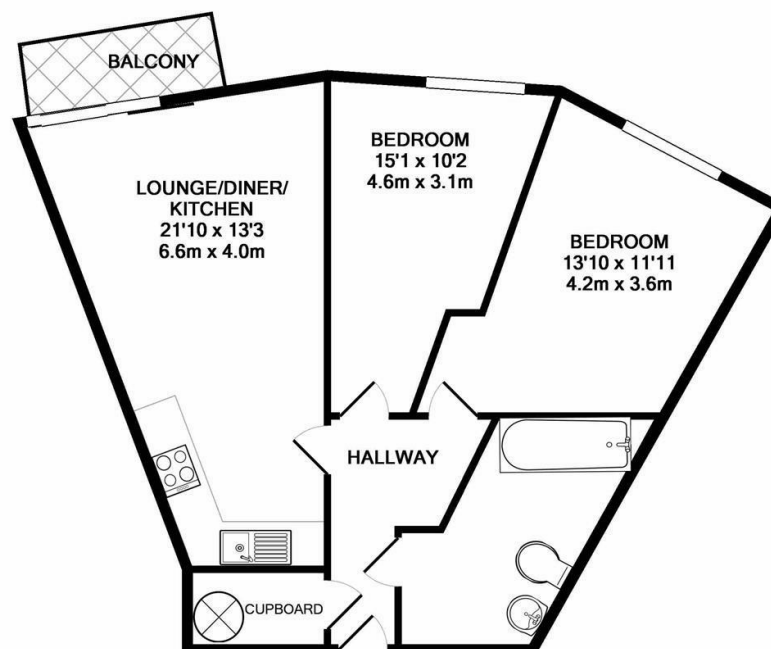
£995 PCM

The
**GOOD
ESTATE**
AGENCY

7 Stillwater Drive | Manchester | M11 4TG £995 PCM

2 BED, FURNISHED WITH PARKING. An excellent two bed, 4th floor apartment in the very popular area of Sportcity, Manchester. The property comprises two double bedrooms, bathroom with shower over bath, hall, cupboard off hall with washing machine, open plan living and dining area through to fitted kitchen and balcony. Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, now accessed by the recently opened tram stations of Etihad Campus and Velopark with trip times to Manchester Piccadilly taking only 8 minutes. The ring road is also easily accessed from this location, and there is a major supermarket on site offering great convenience.

- TWO DOUBLE BEDROOM
- FURNISHED
- BALCONY
- 4TH FLOOR
- ALLOCATED PARKING
- OPEN PLAN LIVING ROOM
- HOUSE BATHROOM WITH SHOWER OVER BATH
- FITTED KITCHEN
- CARETAKER
- SPORTCITY LOCATION



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 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
Made with Metropix ©2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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	

68 Quay Street
Manchester
M3 3EJ

0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk