



*Jordan fishwick*

Apt 42 Brindley House, 1 Elmira Way, M5  
£1,200 Per Calendar Month



## Brindley House Salford M5 3DA

£1,200 Per Calendar Month

### The Property

**\*PLEASE NOTE - THERE IS BUILDING MAINTENANCE OCCURRING ON THE BUILDING. THEREFORE, DISRUPTIONS MAY OCCUR DURING YOUR TENANCY TILL AUGUST 2026\***

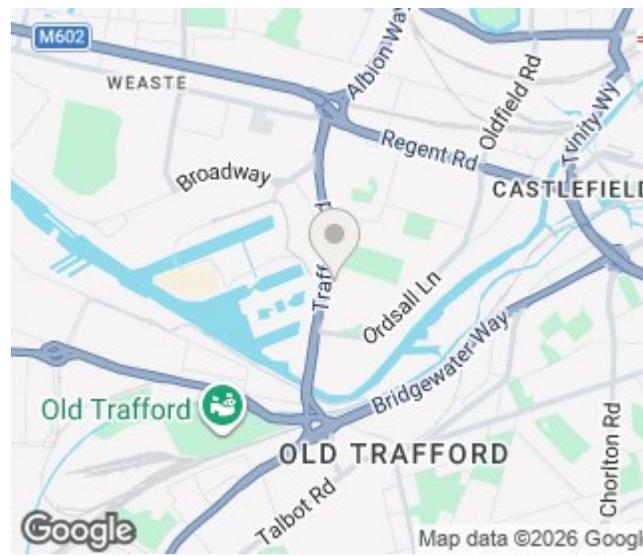
Available Mid April. A larger than average apartment on the third floor of this popular gated development close to Salford Quays. This fabulous apartment is in great condition, having been repainted and re-carpeted, and really must be viewed to be appreciated. Spacious entrance hallway with storage cupboard, bright living area with Juliet Balcony, dining space, fully equipped kitchen with appliances, large master bedroom, second double bedroom and a modern bathroom with shower over bath. Undercover private parking. No pets allowed. Tax Band B. EPC Rating C. No Children & students - Great for Professionals sharers or couples.

REPOSIT (Nil deposit option) is available.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***



- Available Early April
- Close to Salford Quays
- Furnished
- Two Bed Apartment
- EPC Rating C
- Tax Band B
- Nearby Tram Stop
- Gated Car Parking
- Reposit (Nil Deposit) available



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>	<b>69</b>	<b>69</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 	

Available with  
**Reposit**  
 No deposit needed





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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