



2 Lake House

66 Ellesmere Street, Castlefield Locks, M15 4QT

**** AVAILABLE 24th JUNE - VIDEO TOUR ATTACHED - PHYSICAL VIEWINGS ONLY****

MANLETS are please to offer this excellent ground floor, fully furnished two bedroom, 1 Bathroom, apartment in Lake House located in the popular area of Castlefield Locks, close to the city centre and motorway access.

*****NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED****

****NO Pets Allowed****

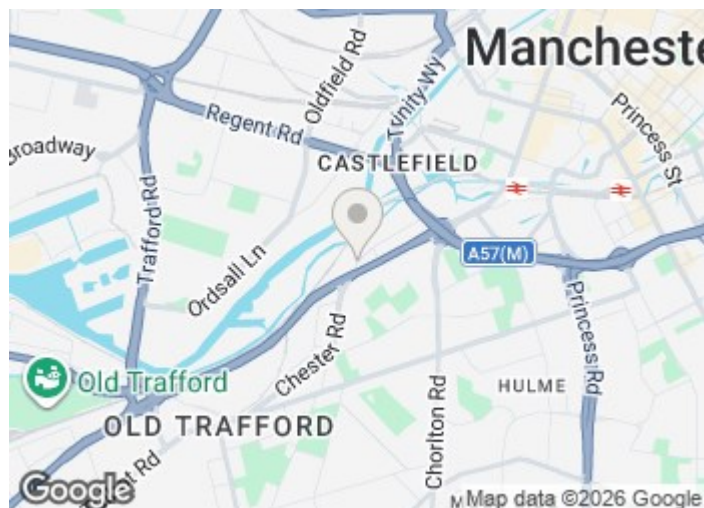
£1,165 Per Month

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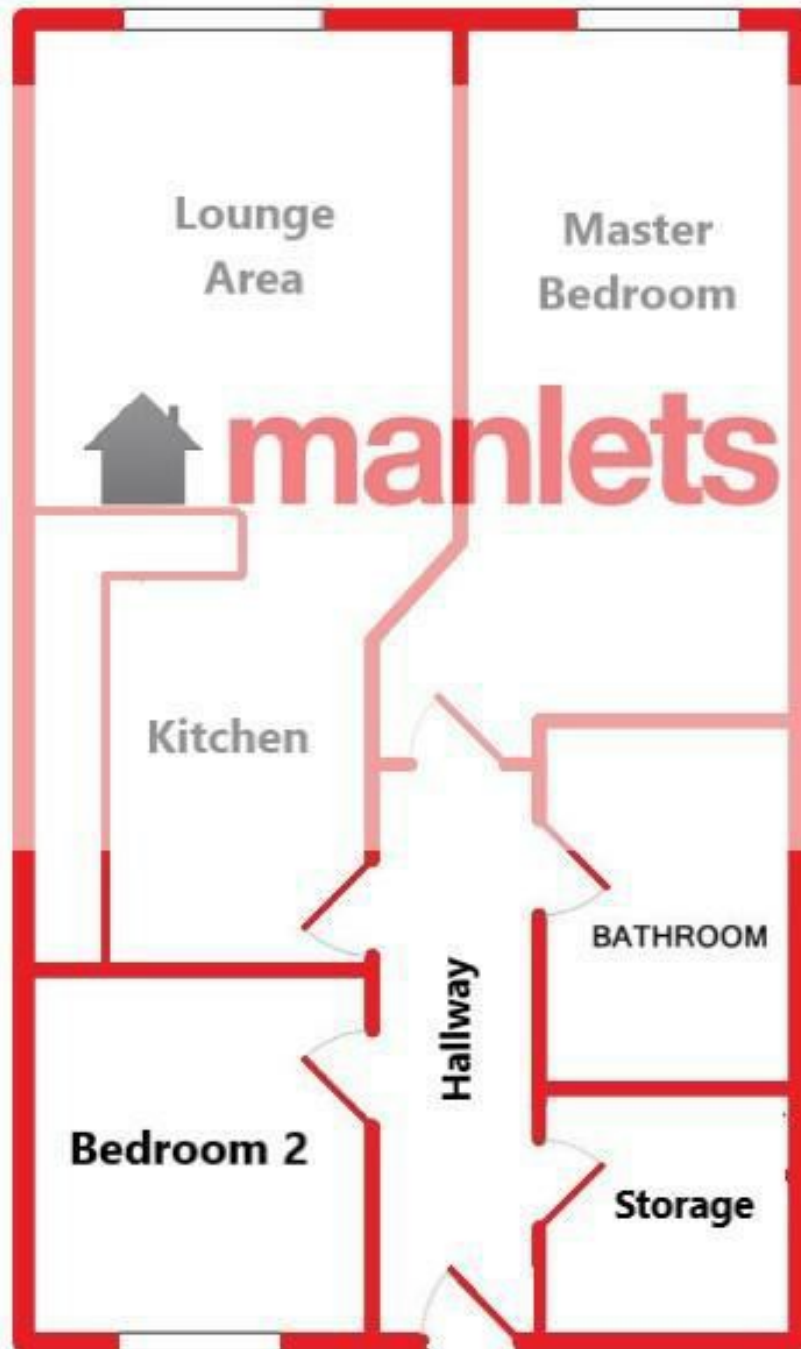
- **DEPOSIT FREE OPTION AVAILABLE**
- 2 BEDROOMS
- FULL FURNISHED
- FITTED KITCHEN WITH WASHER/DRYER & DISHWASHER
- SUITABLE FOR STUDENTS & PROFESSIONALS
- CONCIERGE
- IDEAL CITY CENTRE LOCATION
- GREAT TRANSPORT LINKS
- **NO PARKING FACILITIES**



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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	