



*jordan fishwick*

Apt 572 Spectrum, Block 12, M3 7EF  
£1,250 Per Calendar Month



## Spectrum Blackfriars Road M3 7EF

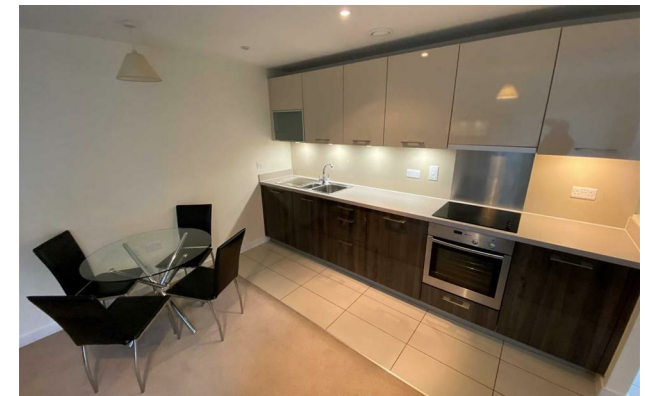
£1,250 Per Calendar Month

### The Property

Available Now. Top floor TWO DOUBLE BEDROOM apartment in Spectrum, a short walk from Deansgate and Spinningfields. The property is furnished to an excellent standard and comprises entrance hallway leading to open plan living area with a good sized balcony and a high gloss kitchen with integrated appliances. The Master bedroom is large in size and benefits from fitted wardrobes, and has a private balcony, and en-suite shower room. There is a further second bedroom which is a good size and has floor to ceiling window. Council Tax band D. EPC Rating C. Fully Furnished. Secure Allocated Parking also included!


There is a NO pet policy at Spectrum stated by Building Management - ONLY Service dogs allowed.

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



- Available Now
- Top floor apartment
- Two Double Bedrooms
- Tax Band D
- EPC Rating C
- Furnished
- Concierge on site
- Close to City Centre
- Reposit 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>77</b>	<b>77</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 	





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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