

## Goulden Street, Manchester, M4 5EJ

**£1,550 PCM**

A SUPERB FULLY FURNISHED CITY CENTRE APARTMENT

Skyline Central is a highly sought after development situated on the edge of the Northern Quarter, offering residents a range of on site facilities which include a 24 hour concierge service, gym, spa and pool.

This stunning two bedroom, two bathroom apartment is being welcomed to the rental market. Situated on the fifth floor of the development and with views across the city and beyond this really is a gem of an apartment and one not to be missed.

Immaculately presented throughout, the property briefly comprises entrance hallway, open plan living area and kitchen with access to private balcony, main bedroom with built in wardrobes and en suite, second bedroom with built in wardrobes and main bathroom it also comes with secure allocated parking.

The development is also only a short walk from Piccadilly and Victoria Stations, as well as Manchester's vibrant Northern Quarter.

For further information or to book a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(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	

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.

# Goulden Street, Manchester, M4 5EJ

£1,550 PCM



- Secure Allocated Parking Included
- Two Double Bedrooms
- Great Location
- Excellent Transport and Commuter Links
- Fully Furnished
- Residents Gym, Spa and Swimming Pool
- Onsite Concierge
- Private Balcony
- Two Bathrooms
- Open Plan Living

## Main Building Entrance

Concierge, stairs and lift to all floors.

## Entrance

Front door into hall.

## Hall

9'7 x 3'8 (2.92m x 1.12m)

Doors to living area, Two bedrooms, bathroom, utility cupboard, intercom and wooden flooring.

## Utility Cupboard

Plumbing for washing machine and storage space.

## Open Plan Living/kitchen Area

23'10 x 11'4 (7.26m x 3.45m)

Double glazed doors onto balcony, wall mounted heater, wooden flooring, open to kitchen, a range of wall and base units with complimentary work surface, integrated electric oven and four ring electric hob, extractor hood, integrated dishwasher, fridge freezer, stainless steel work surface with inset one and a half bowl sink with mixer tap, tiled elevations and tiled flooring.

## Balcony

11'4 x 2'10 (3.45m x 0.86m)

Views across Manchester and beyond.

## Bedroom One

17'1 x 9'10 (5.21m x 3.00m)

Large double glazed window, wall mounted heater and built in wardrobe and door to en-suite.

## En-suite

9'4 x 6'7 (2.84m x 2.01m)

Shower cubicle with direct feed rainfall shower, chrome effect heated towel rail, wall mounted wash basin with mixer tap, low level dual flush WC, extractor fan, part tiled elevations and tiled flooring.

## Bedroom Two

13'6 x 8'4 (4.11m x 2.54m)

Large double glazed window, wall mounted heater and built in wardrobe.

## Bathroom

7'2 x 6'9 (2.18m x 2.06m)

Tiled bath with overhead direct feed shower, chrome effect heated towel rail, wall mounted wash basin with mixer tap, low level dual flush WC, extractor fan, part tiled elevations and tiled flooring.

## Internal

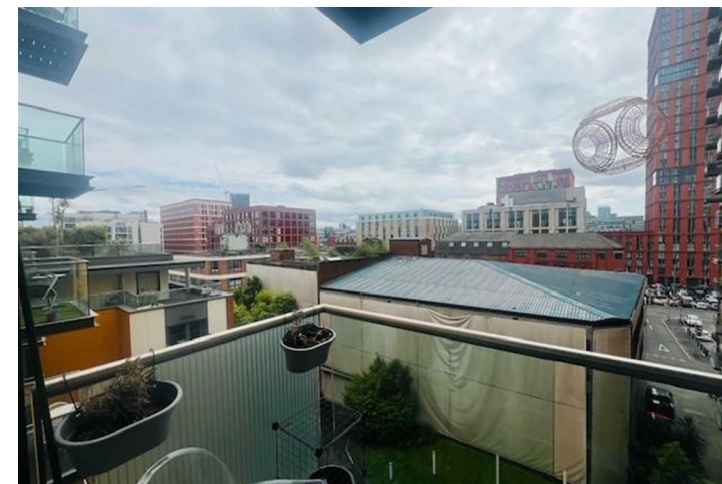
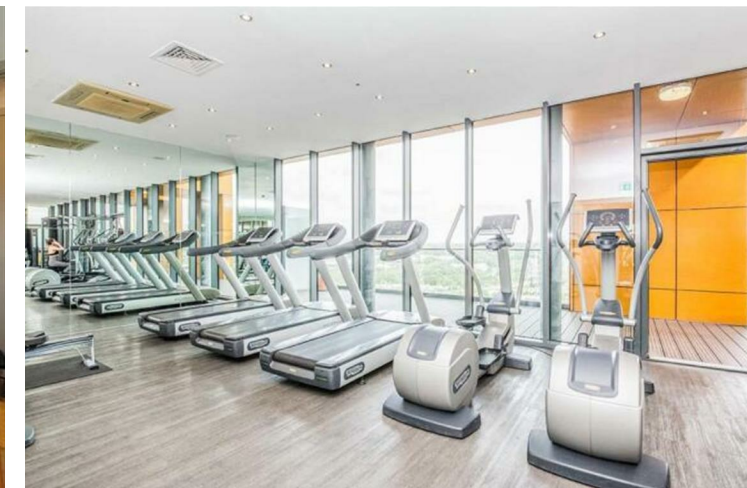
Secure parking, concierge, residents gym, spa and pool.

## External

Communal gardens.

## Agents Notes

Council Tax Band D and EPC Rating C



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