



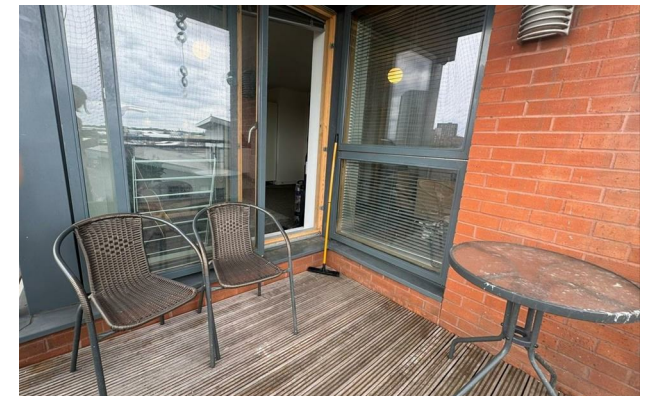
*Jordan fishwick*

Apt 9.6a Melia House, 19 Lord Street, M4  
£1,350 Per Calendar Month



## Melia House Manchester M4 4AX

£1,350 Per Calendar Month




### The Property

Available Mid August. We are pleased to present this larger than average two bedroom apartment in the popular Greenquarter area. Ideally situated for access to Victoria Station and the Arndale & Corn Exchange Shopping Centres. Located on the 9th floor, accommodation comprises of entrance hall with storage, spacious open-plan living room and kitchen with integrated dishwasher, fridge/freezer, microwave, oven and hob appliances; master bedroom with en-suite, second double bedroom and luxury three piece bathroom suite with shower. Property benefits from a good- size balcony with fantastic views. Recently redecorated throughout. Furnished. No parking. Tax Band D. EPC Rating C.

**\*VIDEO OFFERS NOT ACCEPTED - PLEASE BOOK AN INPERSON VIEWING\***

- Available Mid August
- Ninth Floor - Two Bedrooms
- Furnished
- Large Balcony
- Tax Band D
- EPC Rating C
- Ensuite & Main Bathroom
- No Parking
- Close to Victoria Station



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>	78	83
(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.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington