



*jordanfishwick*

Apt 12 Spectrum, Block 1, M3 7BJ  
£1,100 Per Calendar Month





## Spectrum Blackfriars Road M3 7BJ

£1,100 Per Calendar Month



### The Property

Available Mid September. This one bedroom 1st floor apartment is located in the Spectrum Development which is a short distance from Deansgate. Fully fitted kitchen with fridge and freezer, dishwasher and oven, living room which has floor to ceiling window overlooking the internal garden. The double bedroom has built in wardrobes and there is a luxurious bathroom suite with tiled and mirrored walls. PARKING INCLUDED. Furnished. 24-Hour Concierge. Professionals Only! £35 pcm water consumption charge. Tax Band B. EPC Rating C.

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

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



- Available Mid September
- 1st Floor Apartment
- One Bedroom
- Fitted Kitchen
- EPC Rating C
- Tax Band B
- Close to City Centre
- Parking Included
- Concierge onsite



| 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>                            | 79                                                                                                          | 84        |
| (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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