

## 37 2a Lower Chatham Street , Manchester, M1 5TF

**\*\*AVAILABLE 20th JULY - VIDEO TOUR ATTACHED - PHYSICAL VIEWINGS ONLY\*\***

Stunning 1 bedroom, 1 bathroom apartment located on the 3rd floor in the secure development THE FOUNDRY in New Mackintosh Village. Easy access to Road and Rail transport links and minutes from the city centre and universities

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

**\*\*NO Pets Allowed\*\***

**£1,150 PCM**

# 37 2a Lower Chatham Street , Manchester, M1 5TF



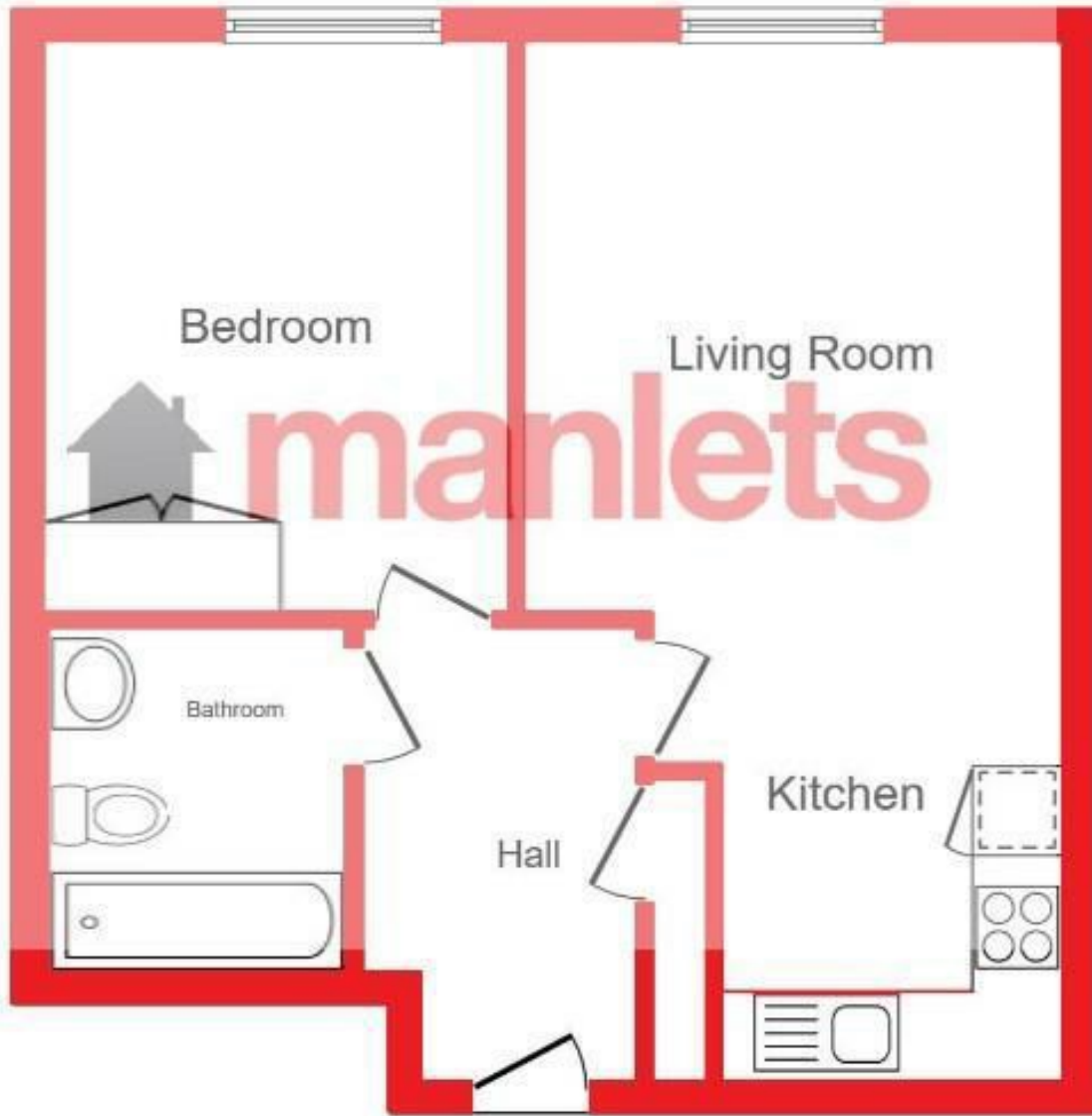
- \*\*DEPOSIT FREE OPTION AVAILABLE\*\*
- FULLY FURNISHED
- CLOSE TO OXFORD RD & PICCADILLY STATIONS
- Secure entry with entrance phone.
- LARGE DOUBLE BEDROOM WITH STORAGE
- FITTED KITCHEN WITH WASHER/DRYER & DISHWASHER
- IDEAL CITY CENTRE LOCATION
- 1 BATHROOM
- PERFECT FOR STUDENTS & PROFESSIONALS
- Available 20th July, view now!



[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.

Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT  
 Tel: 01612388978 Email: [info@manlets.com](mailto:info@manlets.com) <https://manlets.com/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	