



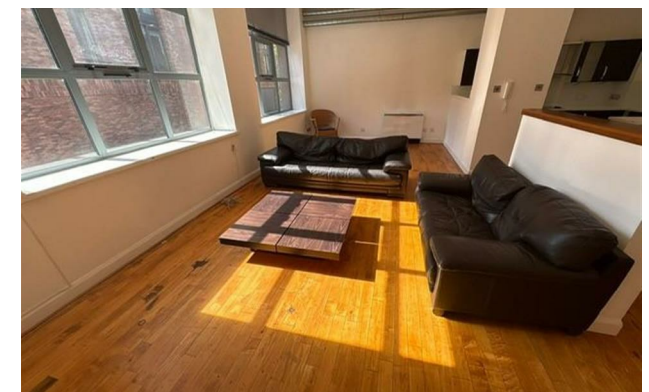
*Jordan fishwick*

Apt 9 Tobacco Factory, Phase 1, 30  
£1,400 Per Calendar Month



## Tobacco Factory Millennium Quarter M4 4TF

£1,400 Per Calendar Month




### The Property

Available Early May! An absolutely stunning conversion apartment on the first floor of this sought after development on Ludgate Hill a short distance from Victoria Station and the Northern Quarter. This property truly is in 'showhome condition' and early viewing is advised to avoid disappointment. The accommodation on offer includes an entrance hallway with spacious storage cupboard, beautifully presented large living/dining area with high ceiling and larger than average warehouse style windows, stylish and contemporary kitchen with a range of integrated appliances to include oven and hob, dishwasher and fridge/freezer, huge master bedroom with refitted ensuite shower, second double bedroom and an immaculate bathroom with shower over the bath. Furnished to a high standard. Secure parking. Council tax band E. Working professionals only. Tax Band E. EPC Rating E.

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

- Available Early May!
- Furnished Two Double Bedrooms
- Bathroom and Ensuite
- First Floor Apartment
- Tax Band E
- EPC Rating E
- High Ceilings
- Stunning Conversion
- Parking included



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	62
(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