



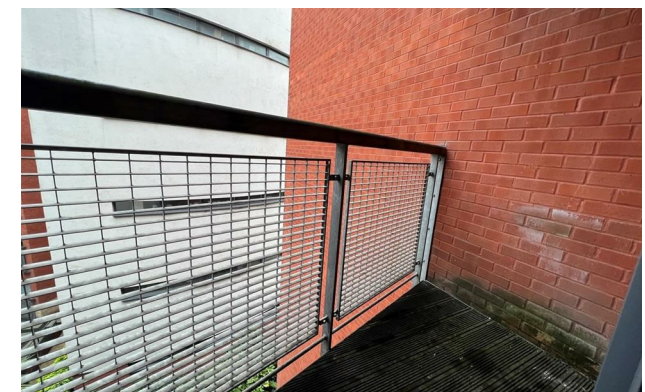
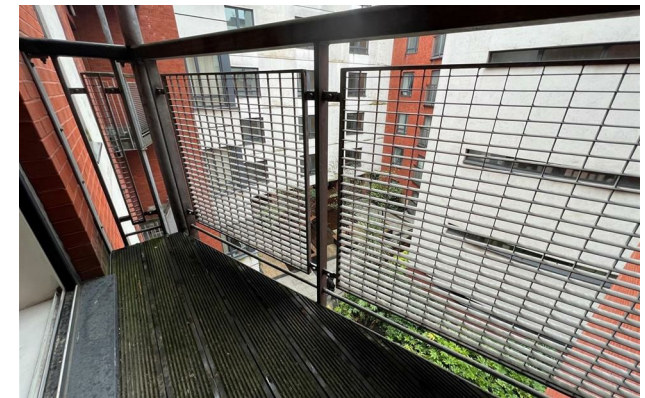
*jordan fishwick*

Apt 58 The Citadel Block A, Ludgate Hill,  
£1,250 Per Calendar Month



## The Citadel Block A Manchester M4 4AP

£1,250 Per Calendar Month



### The Property

Available Mid July. We are delighted to offer this well-presented and spacious two double bedroom apartment in the popular Millennium Quarter. Situated on the third floor of this secure and modern development, the apartment also benefits from two balconies. Accommodation briefly comprises entrance hall with large storage cupboard off housing the washer/ dryer. Open-plan lounge and fitted kitchen with fridge/ freezer and dishwasher, and balcony. Two good-size double bedrooms, master benefiting from en-suite shower room and further contemporary family bathroom. Second balcony is off the master bedroom. Furnished. SECURE PARKING. Council Tax Band D. EPC Rating B.

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

- Available Mid July
- 3rd Floor Apartment
- Two Double bedrooms
- Furnished
- Tax Band
- EPC rating B
- Parking included
- Close to City Centre
- Close to Victoria Train Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(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	





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