



7 Stillwater Drive | Manchester | M11 4TG

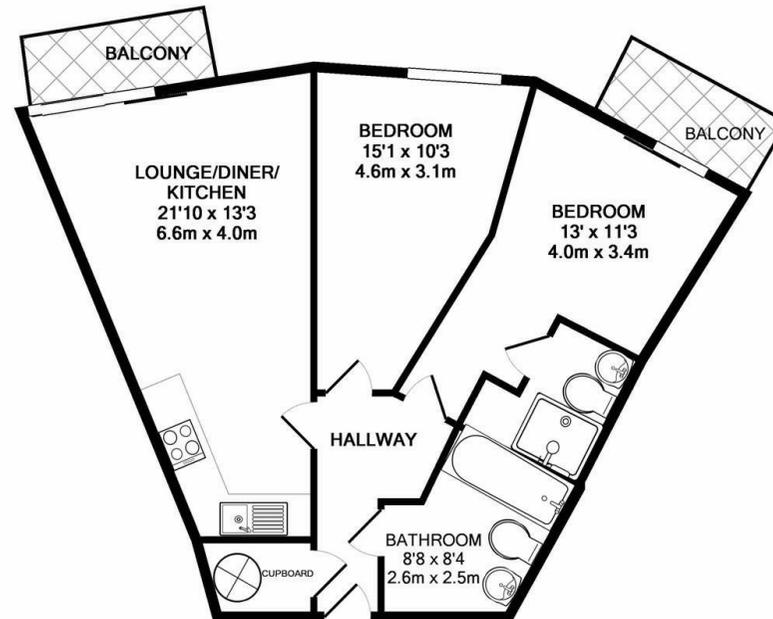
£995 PCM

The
**GOOD
ESTATE**
AGENCY

7 Stillwater Drive | Sportcity
 Manchester | M11 4TG
 £995 PCM

2 BED, FURNISHED WITH PARKING. An excellent two bedroom, 4th floor apartment in the very popular area of Sportcity, Manchester. The property comprises: two double bedrooms, bathroom with en suite shower room off master bedroom, hall, cupboard off hall with washing machine, open plan living and dining room through to fitted kitchen and balcony. Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, now accessed by the recently opened tram stations of Etihad Campus and Velopark with trip times to Manchester Piccadilly taking only 8 minutes. The ring road is also easily accessed from this location, and there is a major supermarket on site offering great convenience.

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- INTERCOM
- FITTED KITCHEN
- EXCELLENT TRANSPORT LINKS
- FURNISHED
- FOURTH FLOOR
- BATHROOM & EN SUITE
- SPORTSCITY LOCATION
- BALCONY



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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