



*jordanfishwick*

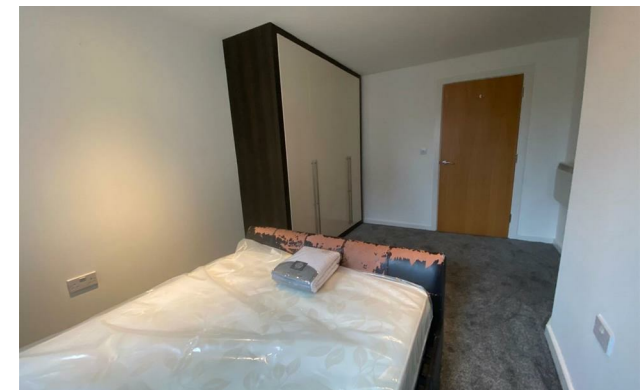
Apt 32 Gilbert House, Elmira Way, M5 3DE  
£1,375 Per Calendar Month





## Gilbert House Salford M5 3DE

£1,375 Per Calendar Month



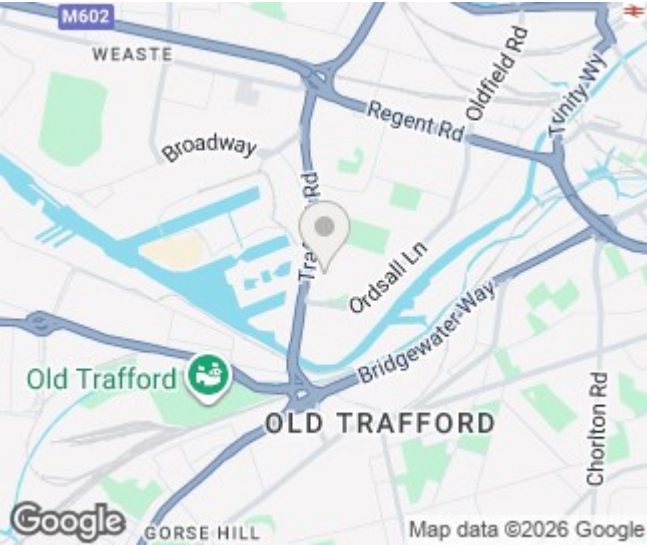
### The Property


Available Mid February . A fabulous apartment on the third floor of this sought after development adjacent to Salford Quays. The accommodation comprises of an entrance hallway with a useful storage cupboard, spacious living area with Juliet Balcony, open plan kitchen with a wealth of base and wall units and appliances to include oven and hob, washing machine, dishwasher and fridge freezer. Roomy master bedroom with ensuite shower, second double bedroom and a third single sized bedroom/study. Furnished. Parking. Council tax band C. EPC Rating B.

NOT SUITABLE FOR MORE THAN 2 OCCUPANTS - Great for Professional couples or small families.

\*VIDEO/PHOTO VIEWINGS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\*

- Available Mid February
- Third Floor Apartment
- Three Bedrooms - Furnished
- Bathroom & Ensuite
- Juliet Balcony
- EPC Rating B
- Council Tax Band C
- Parking included
- Close to Media City/ Salford Quays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</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 	







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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