



*Jordan fishwick*

Apt 9 Cobe House, 26A Quinney Crescent,  
£975 Per Calendar Month

# Cobe House Hulme M16 7DD

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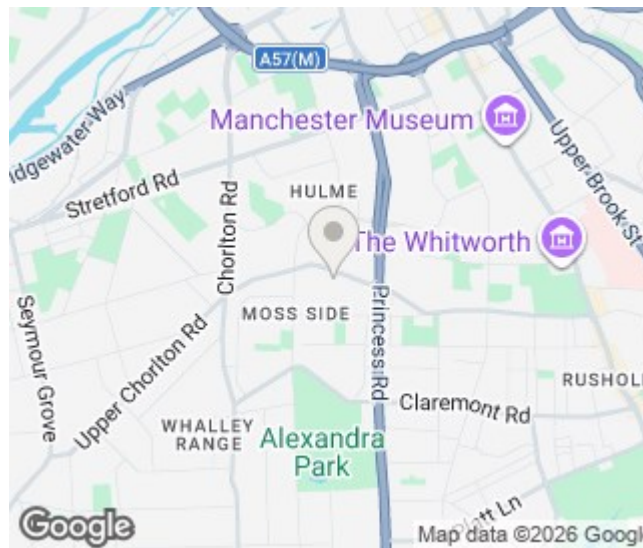



## The Property

Available Late June. Jordan Fishwick are pleased to offer this UNFURNISHED two bedroom - TOP FLOOR apartment in Moss Side/Hulme, just a stones throw away from central Manchester. The apartment comprises of a good size living area with kitchen off, two bedrooms, master benefitting from en-suite, and a well appointed bathroom off the hallway. The apartment benefits from central heating, UPVC Double glazing and comes with access to a secure allocated parking space. Lifts servicing all floors. Tax Band B. EPC Rating C. No Pets.

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

- Available Late June
- Top Floor - Two Bedroom Apartment
- Two Bathrooms
- Close to Moss Side Leisure Centre
- EPC Rating C
- Tax Band B
- NO PETS ALLOWED
- UNFURNISHED
- Secure Allocated Parking



| 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>                            | <b>71</b>   | <b>79</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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