



## Flat 403, 7 Dutton Street, Manchester, M3 1AS

Guide price £425,000

- Two Double Bedrooms and Two Bathrooms
- Fully Equipped Gym and Wellness Centre
- Tenant in situ paying £1,650 PCM
- Cinema Room and Games Room
- Luxury Amenities Including a Heated Swimming Pool, Spa, Sauna and Steam Room
- Indoor Squash Court and Dance Studio

## Directions

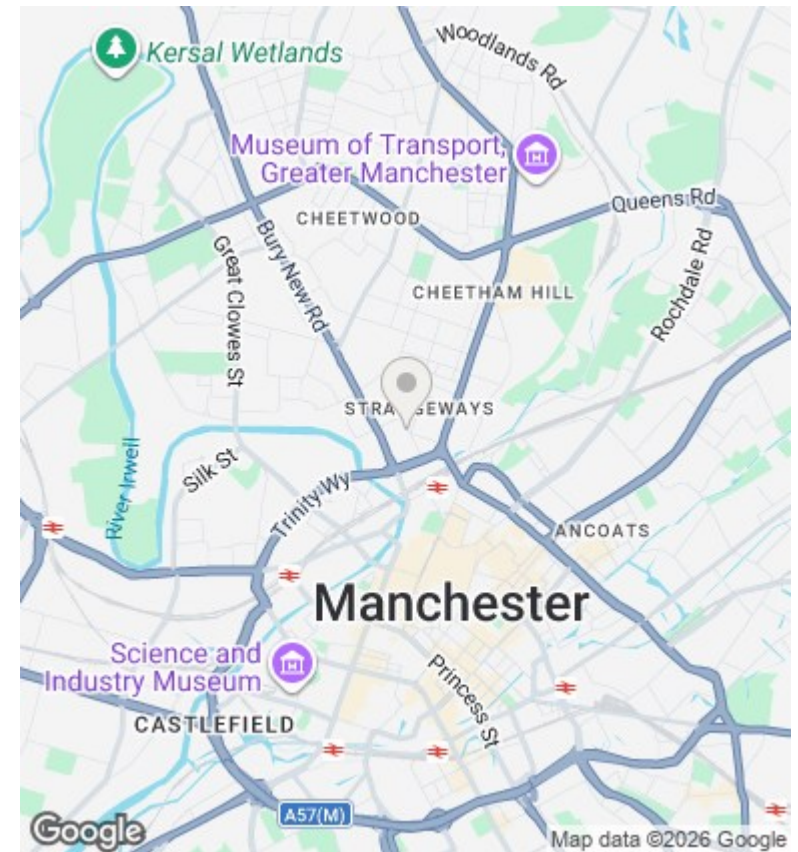
## Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

## Council Tax Band

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	