



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

Guide price £425,000

- Two Double Bedrooms and Two Bathrooms
- Tenant in situ paying £1,800 PCM
- Fully Equipped Gym and Wellness Centre
- Cinema Room and Games Room
- Luxury Amenities Including a Heated Swimming Pool, Spa, Sauna and Steam Room
- Indoor Squash Court and Dance Studio

## Directions

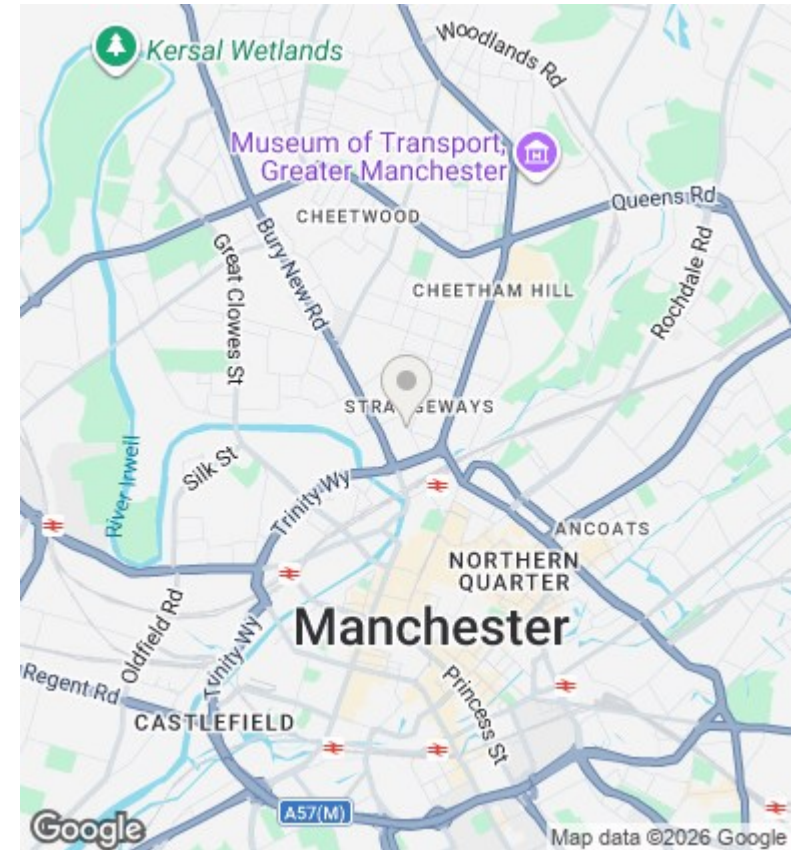
## Viewings

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	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	