



*Jordan fishwick*

Apt 19 Whittles Croft, 42 Ducie Street, M1  
£1,350 Per Calendar Month



## Whittles Croft Piccadilly Basin M1 2DE

£1,350 Per Calendar Month



### The Property


Available Mid August. Fantastic fourth floor two double bedroom apartment in Whittles Croft, a waterside development on the fringes of Manchester's Northern Quarter and a short walk to Piccadilly Station. This apartment has a kitchen, engineered wood flooring and furniture throughout to give it an exceptionally high quality feel. Comprising of entrance hallway with large storage cupboard, leading to open plan living area with sliding door to balcony which overlooks the water and stylish kitchen with integrated washing machine and dishwasher. Two double bedrooms, and a walk in shower room with designer tiles. EPC Rating C, Council tax Band D. Furnished to a very high standard. No parking but plenty of contract parking is available in the area.

REPOSIT (Nil Deposit) available on this property.

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

- Available Mid August
- Piccadilly Basin Location
- Two bedrooms
- Furnished
- 2 Min Walk to NQ and Piccadilly Station
- Water Views
- Tax Band D
- EPC Rating C
- No Parking included



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>	78	84
(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 	





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