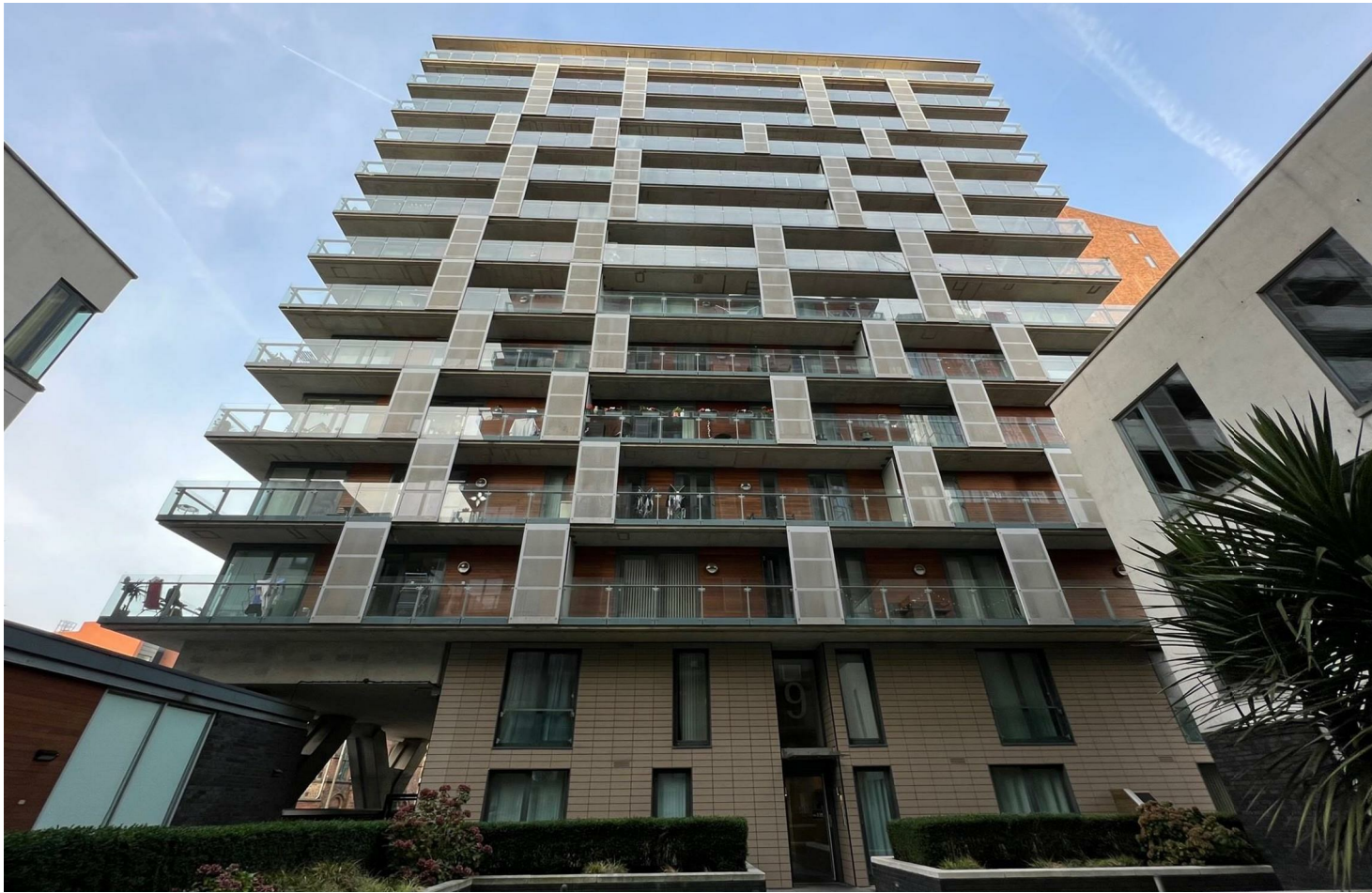




jordanfishwick

Apt 476 Spectrum, Block 9, M3 7DZ
£1,100 Per Calendar Month



The Property

PLEASE NOTE - BUILDING REMEDIAL WORKS ARE DUE TO BEGIN IN JANUARY 2027 TILL LATE 2027. DISRUPTIONS MAY OCCUR

Available Early December. This 6th floor one bedroom apartment in Dandara's highly popular Spectrum development. This high specification apartment benefits from modern kitchen with integrated dishwasher, fridge and freezer and washer/dryer. The bedroom has integrated wardrobes and there is a full length balcony with access from both the bedroom and living area. Furnished. No parking. Tax Band B. EPC Rating B. No Pets allowed - only Service Dogs.

REPOSIT (Nil deposit option) is available.

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

**Spectrum Blackfriars Road
M3 7DZ**

£1,100 Per Calendar Month



- Available Early December
- One Bedroom - 6th Floor
- Fully Furnished
- Balcony
- EPC Rating B
- Tax Band B
- Close to City Centre
- No Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington