



7 Stillwater Drive | Manchester | M11 4TG

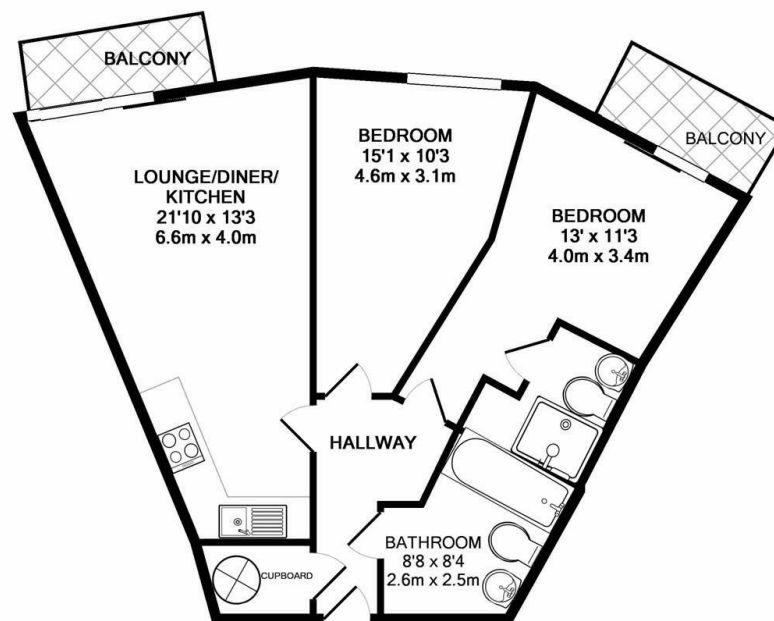
£1,050 PCM



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2 BED, FURNISHED WITH PARKING. An excellent two bed, 1st floor apartment in the very popular area of Sportcity, Manchester. The property comprises: two double bedrooms, bathroom with en suite to master bedroom, hall, cupboard off hall with washing machine, open plan living and dining room through to fitted kitchen and balcony. Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, accessed by the Etihad Campus and Velopark tram stations with trip times to Manchester Piccadilly taking only 8 minutes. The ring road is also easily accessed from this location, and there is a major supermarket on site offering great convenience.

- TWO DOUBLE BEDROOMS
- FURNISHED
- OPEN PLAN LIVING & DINING ROOM
- INTERCOM
- 1ST FLOOR
- BATHROOM & EN SUITE
- ALLOCATED PARKING
- FITTED KITCHEN
- BALCONY
- SPORTCITY LOCATION



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	

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