



jordanfishwick

Apt 238 Spectrum, Block 5, M3 7BT
£1,300 Per Calendar Month



Spectrum Blackfriars Road M3 7BT

£1,300 Per Calendar Month



The Property

PLEASE NOTE - THERE IS BUILDING MAINTENANCE OCCURING ON THE BUILDING CURRENTLY TILL JANUARY 2027. THEREFORE THE BALCONY IS CURRENTLY OUT OF USE

Available Late October. Spectrum is a well kept and maintained building just a stones throw from Deansgate and Spiningfields. Comprising of two double bedrooms, master with en-suite and an open plan living area with a good sized decked balcony overlooking the communal gardens. The apartment has a well equipped kitchen with gloss cupboards, integrated dishwasher, fridge and freezer and a washer dryer to the large storage cupboard. There is also a secure parking space and the property is furnished throughout. Council Tax Band D. £35 Water Consumption Charges. EPC Rating B. No Pets allowed - only Service Dogs.

Reposit (Nil Deposit Option) Available for this property.

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

- Available Late October
- 4th Floor Apartment
- Two Double Bedrooms
- Tax Band D
- EPC Rating B
- 24 Hour Concierge
- Close to City Centre
- Extensive Balcony
- Allocated 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