



jordanfishwick

Apartment 1 Junction Works, 40 Ducie
£1,345 Per Calendar Month



Junction Works Manchester M1 2DF

£1,345 Per Calendar Month



The Property

Available Early September. Jordan Fishwick presents this two bed furnished basement apartment perched on the Ashton Canal. The area is ideal for working Professionals requiring easy access to Piccadilly train, bus and tram stations. as well as individuals looking to be within walking distance to Manchester's thriving Northern Quarter.

This basement apartment offers an abundance of original features in the way of exposed red brick walls, timber beams and cast iron pillars within the property. The property comprises of: an entrance/hallway with storage cupboard; open plan lounge/diner; modern kitchen with integrated appliances; Master bedroom with fitted wardrobe and en suite bathroom; second double bedroom with storage cupboard; bathroom with shower over the bath. Tax Band E. EPC Rating C. No Parking.

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

- Available Early September
- Basement Flat
- Furnished
- Two Double bedrooms
- Tax Band E
- EPC Rating C
- No Parking
- Close to City Centre
- Next to Piccadilly Train Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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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