



*jordan fishwick*

Apt 17 Lincoln Place, 7 Hulme Street, M1  
£995 Per Calendar Month



## Lincoln Place Manchester M1 5GL

£995 Per Calendar Month



### The Property

Available Late May. Fantastic opportunity to rent a lovely 1 bed apartment on the 2nd Floor, located a short walk from Oxford road and surrounded by an abundance of amenities. Lincoln place is a small but well kept and established development offering a shared garden and comprises of conversion features such as exposed brickwork and high ceilings. The apartment comprises of large entrance hallway leading to open plan living area with small decked balcony overlooking the communal garden. There is a fitted kitchen with fridge freezer, washer dryer, electric hob and oven. The bedroom is large and bright with exposed brickwork and a large walk in closet. The hallway has a large additional storage cupboard and there is a recently refitted bathroom with bath and shower. Tax Band C. EPC Rating B. No Parking/ No Pets.

REPOSIT (Nil Deposit option) - Available for this property.

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



- Available Late May
- One Bed Apartment - 2nd Floor
- Exposed Brickwork
- Fully Furnished
- Tax Band C
- EPC Rating B
- Close to Oxford Road
- No Parking/ No Pets
- Reposit Available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(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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