



*Jordan fishwick*

Apt 99 The Citadel, 6 Ludgate Hill, M4 4AP  
£1,195 Per Calendar Month



## The Citadel Manchester M4 4AP

£1,195 Per Calendar Month



### The Property


Available Late April. Jordan Fishwick presents this Part Furnished fifth floor two bedroom apartment, which offers spacious accommodation throughout, and SECURE PARKING. Layout in brief comprises- entrance hallway with utility cupboard housing washer machine, spacious double height ceiling living room with and access to the decked balcony, fitted kitchen with oven and hob, fridge & freezer and dishwasher. Master bedroom with en-suite shower, second double bedroom and an attractive bathroom suite with fitted mirror and shower attachment. Underground Stacker Parking space. Close to the City Centre & Victoria Train Station. Council Tax Band D. EPC Rating C.

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



- Available Now
- 5th Floor Apartment
- Two Double Bedrooms & two Bathrooms
- Tax Band D
- EPC Rating C
- Part - Furnished
- Balcony
- Parking included
- Close to City Centre & Transport Links



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | <b>76</b>   | <b>78</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  |           |





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