

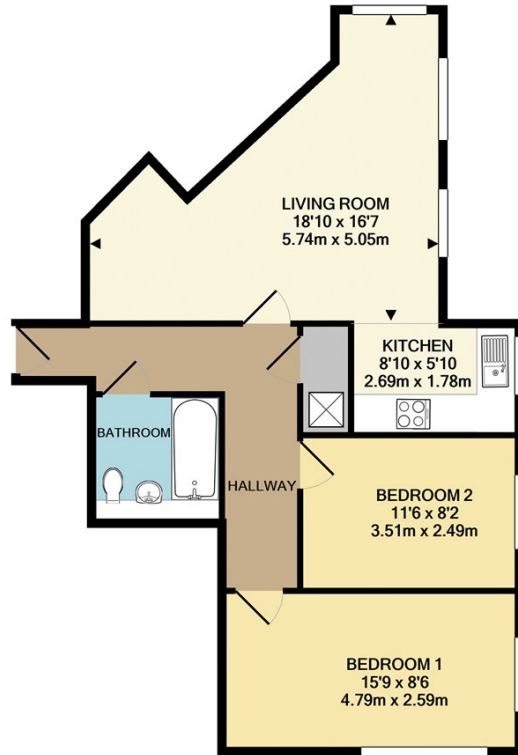


**22 WHITTLES CROFT 42 DUCIE STREET
MANCHESTER, M1 2DE**

£1,300 PCM

A spacious two bedroom two bathroom apartment located in Piccadilly Basin area with superb views over the Canal. The development is a popular and secure environment. Large spacious living room open to a fitted kitchen. Having fantastic views, modern high spec bathroom. Close to Piccadilly Train Station and a short walk to the centre of the City. Fully Furnished and available 24/07/2026.

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TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 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			
(69-80) C		79	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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