



*jordanfishwick*

Apt 5 Fusion Core 6, 8 Middlewood Street,  
£1,000 Per Calendar Month



## Fusion Core 6 Salford M5 4LN

£1,000 Per Calendar Month



### The Property

Available Mid October. A Two bedroom 1st floor apartment set within George Wimpey's Fusion development just 15 minutes walk from Manchester City centre. The property comprises of an entrance hallway, leading to living room with access to the modern separate fully integrated kitchen with dishwasher, fridge/freezer and washer/dryer. Bathroom with shower attachment. Two bedrooms with the master having fitted wardrobes. Off the lounge area is a fantastic large paved terrace area. Ideal for those wanting access to the Manchester ring road but within walking distance to the city. Furnished. Secure Parking. Tax Band B. EPC Rating B.

**\*VIDEO/PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

- Available Mid October
- First Floor
- Two Bedroom - Furnished
- Large Terrace
- Tax Band B
- EPC Rating B
- Close to City Centre
- Modern Kitchen
- Parking included



| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                      | <b>83</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<br>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.

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