



*Jordan fishwick*

Apt 68 Spectrum, Block 3, Blackfriars  
£1,195 Per Month



## Spectrum, Block 3 Salford M3 7BP

£1,195 Per Month

### The Property

**\*PLEASE NOTE - THERE IS CURRENTLY BUILDING MAINTENANCE OCCURING ON THE BUILDING TILL JANUARY 2027. DISRUPTIONS MAY OCCUR DURING THE TENANCY\***

Available Early May. Jordan Fishwick present this UNFURNISHED TWO DOUBLE BEDROOM apartment in Spectrum, a short walk from Deansgate and Spinningfields. The property comprises of an entrance hallway leading to open plan living area and a high gloss kitchen with integrated appliances. The Master bedroom is large in size and benefits from fitted wardrobes and en-suite shower room. There is a further second bedroom which is a good size and has floor to ceiling window. Secure Allocated Parking also included! Council Tax band D. EPC Rating C. £35 pcm Water Charge.

REPOSIT (Nil Deposit Option) Available on this property. (Please note - the furniture in the photos belongs to the current tenants).

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



- Available Early May
- UNFURNISHED
- 1st Floor Apartment
- Two bedrooms
- Tax Band
- EPC Rating
- Parking included
- Close to City Centre
- Concierge onsite



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>		
(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		
	79	84
<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