



jordanfishwick

42 City Road East, M15 4QF
£1,500 Per Calendar Month



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The Property

Available Early January! Jordan Fishwick are pleased to offer this stunning 3rd floor two bedroom, two bathroom spectacular with a balcony, situated in the sought after Boatman's Building. With its fantastic location this apartment is perfect for anyone looking for that city centre lifestyle. It is ideally placed within close proximity of Manchester's highly sought after but also fantastic bars and restaurants with having as well Deansgate Square right on your door step. There are exceptional transport links both in and around Greater Manchester with Deansgate Castlefield station only a 3 minute walk away from the property, in addition to easy access onto the ring road. The property briefly comprises: entrance hall; storage/utility cupboards; spacious living/dining room; modern fitted kitchen w/integrated appliances; two double bedrooms, with the master benefiting from en-suite; and main bathroom. There is a private balcony just off the living room. Tax band D. EPC rating C. Parking included. Reposit available.

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

- Available early January
- Walking distance to City Centre
- 3rd Floor apartment
- L shaped balcony
- Fully furnished throughout
- Parking included
- Tax band D
- EPC rating C



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 79 | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (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 |





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