



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Embankment Exchange
98 Greengate, Manchester
M3 7JD

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**Embankment
Exchange 98
Greengate
M3 7JD**

£1,250 Per Calendar Month



AVAILABLE NOW A fully furnished one double bedroom eleventh floor apartment. Lift access to all floors. Open plan living space with amazing views. Wellappointed bathroom/WC with shower. Kitchen area fully fitted with appliances provided. Situated in the up and coming 'Greengate' area of Manchester adjacent to the River Irwell. Concierge in situ within the development. Facilities available include gym, spa and residents' lounge/meeting room. Excellent rail links via Manchester Victoria Station and Salford central. Easy access to the A6042 ring road. Electric heating system. Literally the gateway to Manchester. Must be viewed to be appreciated. EPC Rating; B. Virtual Tour Available.

Open Plan Kitchen/Living/Dining Area

With wood effect flooring right through. The kitchen area incorporates a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob, extractor, fridge, microwave and washing machine. Electric wall heater, spotlighting provided and a large picture window provides a fantastic outlook over the City Centre.

Double Bedroom

With an electric wall heater and a large picture window providing a similar outlook to the living space. Fitted wardrobe/storage facility and a built-in desk for home office use. A door leads directly into:

Bathroom/WC

With a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. An over the bath shower is installed and an anti-splash screen is fitted. Tiled décor, mirror fitment, shaver point and extractor fan provided. Ladder radiator.

Additional Information

Rent will be payable monthly, in advance and will be exclusive

of council tax and all other utilities

A security deposit of the equivalent of months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£37,500). All applications subject to referencing.

