



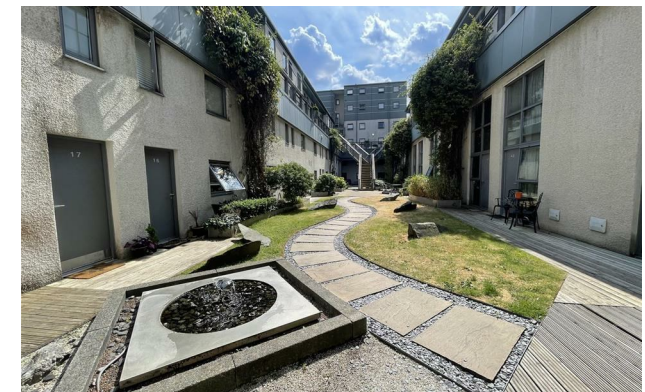
**jordan fishwick**

Apt 82 The Sorting House, 83 Newton  
£1,300 Per Calendar Month



## The Sorting House Northern Quarter M1 1ER

£1,300 Per Calendar Month




### The Property

Available NOW! Jordan Fickwick are pleased to offer for rent this lovely second floor, two bedroom duplex at the popular Sorting House development in Northern Quarter. The apartment is approximately 750 sq ft and offers high ceilings in the kitchen/diner and large open living space. To the ground floor you will also find plenty of storage, and the master bedroom, and bathroom. On the upper floor is the living room and second bedroom which is best suited to an office or occasional bedroom. There is a well presented communal courtyard with water feature, lifts to all floors, and secure underground parking space included. Can be Furnished / Unfurnished. Tax Band C. EPC Rating D.

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

- Available NOW
- Two Bedroom Duplex Apartment
- Centrally Located in the NQ
- Lifts To All Floors
- Lots of Storage
- Secure Underground Parking
- Approx 750 Sq Ft
- Tax Band C
- EPC Rating D



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		
	<b>66</b>	<b>76</b>
<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