



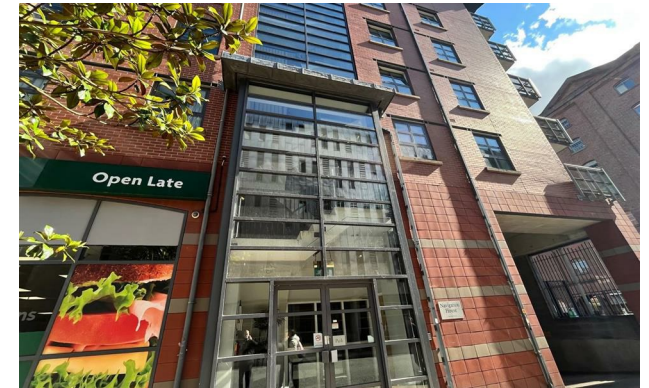
*Jordan fishwick*

Apt 6 Navigation House, 20 Ducie Street,  
£1,300 Per Calendar Month



## Navigation House Manchester M1 2DP

£1,300 Per Calendar Month



### The Property


Available Late April. Located in one of the most popular blocks in Ducie Wharf - only a short stroll from Piccadilly train station and ideal for getting into and out of the city centre. The Metrolink station is also nearby providing excellent transport links. This modern apartment offers wood flooring, in the open plan living space, balcony facing south making the living room a light, bright space. The kitchen is fully fitted, with dishwasher, fridge freezer and electric oven and hob. The master bedroom benefits from an en suite shower room, and the second bedroom is an equally light and bright double room, making this apartment perfect for a professional couple or sharers. The vibrant Northern Quarter, with its shops, bars and restaurants are also only minutes from your doorstep. Tax Band D. EPC Rating B. No Parking.

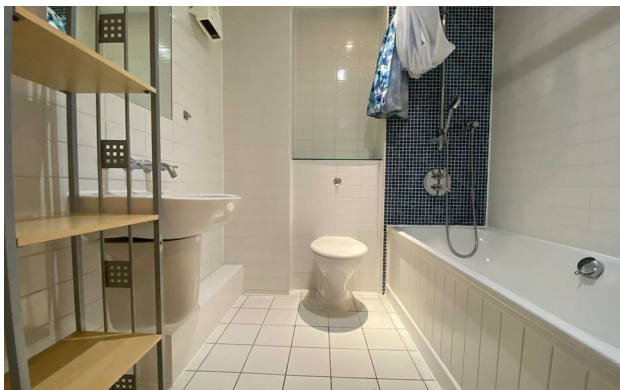
**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***



- Available Late April
- Second Floor
- Two Double Bedrooms
- Furnished
- Balcony
- Close to Piccadilly Station
- Great Location
- Tax Band D



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