



*Jordan fishwick*

Apt 28 Spectrum, Block 1, M3 7BJ  
£950 Per Calendar Month



## Spectrum Blackfriars Road M3 7BJ

£950 Per Calendar Month




### The Property

**\*VIDEO/ PHOTOGRAPH OFFERS NOT ACCEPTED - PLEASE CONTACT TO BOOK AN IN PERSON VIEWING\***

Available Mid February. This furnished one bedroom apartment is located in the Spectrum Development which is a short distance from Deansgate. Fully fitted kitchen with fridge and freezer, dishwasher and oven, living room which has floor to ceiling window and is fully modernised. The double bedroom has built in wardrobes and there is a luxurious bathroom suite with tiled and mirrored walls. Council Tax Band B. EPC rating B. Water charge £35 pcm. **NO PARKING INCLUDED. No Pets.** REPOSIT (Nil Deposit Option) is available for this property.

- LET AGREED
- One bedroom
- Modern Apartment
- Full Furnished
- EPC rating B
- Council Tax band B
- Close to Deansgate & City Centre
- £35 pcm Water Charge
- No Parking



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>86</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 	

Available with  
**Reposit**  
 No deposit needed





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.

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