



*jordan fishwick*

1B Spinners Way, M15 4TZ  
£1,200 Per Calendar Month



## Spinners Way Manchester M15 4TZ

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### The Property

Available Mid July. Stunning duplex apartment in St Georges Gardens, Castlefield. Situated on the ground floor of the complex with its own private entrance this apartment offers lovely accommodation just a short walk from the City. The apartment is furnished to an excellent standard and comprises of-


Entrance into open plan living space, high spec & stylish kitchen with integrated appliance and dining area. Downstairs WC and under stairs storage. Stairs leading to 1st floor bedroom area with plenty of space for a dressing area and wardrobe. Upstairs full bathroom.

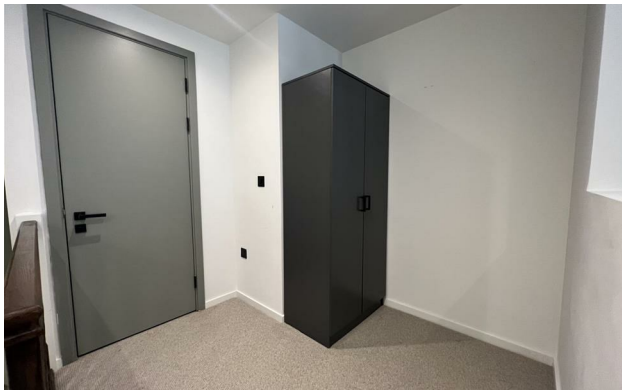
Residents also have access to the stunning communal roof terrace area which has seating and offers amazing views across the city! Fully Furnished. No Parking. Sorry, no Pets. Tax Band D. EPC Rating C.

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

- Available Late May
- One Bedroom
- Duplex Apartment
- Downstairs WC
- Castlefield Location
- EPC Rating C
- Tax Band D
- No Parking/ No Pets
- Roof Garden Access



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>	<b>73</b>	<b>73</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 	





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