



*jordan fishwick*

Apt 25 The Drum 2 Stuart Street,  
£1,050 Per Calendar Month



## 2 Stuart Street Manchester M11 4DG

£1,050 Per Calendar Month



### The Property


Available Early July. Jordan Fishwick are pleased to present this third floor, two double bedroom apartment in the popular Sport City area. Located just a short distance from Manchester City Centre on the newly extended metrolink, the property is just a stone's throw from the Sports City site with the Velodrome, Etihad Campus and Asda Supermarket, with canal walks and Phillips Park nearby. Accommodation comprises of entrance hallway with 2 large storage closets, leading to living room with decked balcony benefitting from great views- fitted kitchen with Oven/ Hob, and Fridge freezer. Large master bedroom and second good sized bedroom. Attractive three piece white bathroom suite. Furnished. Gated allocated parking. Council Tax Band C. Awaiting New EPC.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL 0161 833 9499 opt 2 TO BOOK A VIEWING\***



- Available Early July
- Two Double Bedrooms
- Furnished
- Gated Parking for 1 Car Included
- Council Tax Band C
- EPC - To be confirmed
- Balcony
- Close to Etihad Stadium



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>84</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