



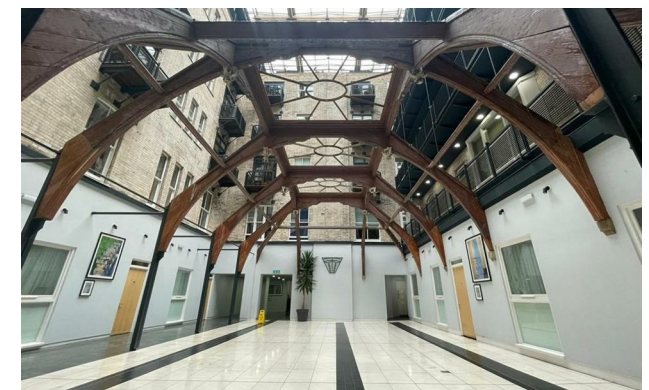
*Jordan fishwick*

Apt 702 The Grand, Aytoun Street, M1 3DB  
£1,400 Per Calendar Month



## The Grand Manchester M1 3DB

£1,400 Per Calendar Month

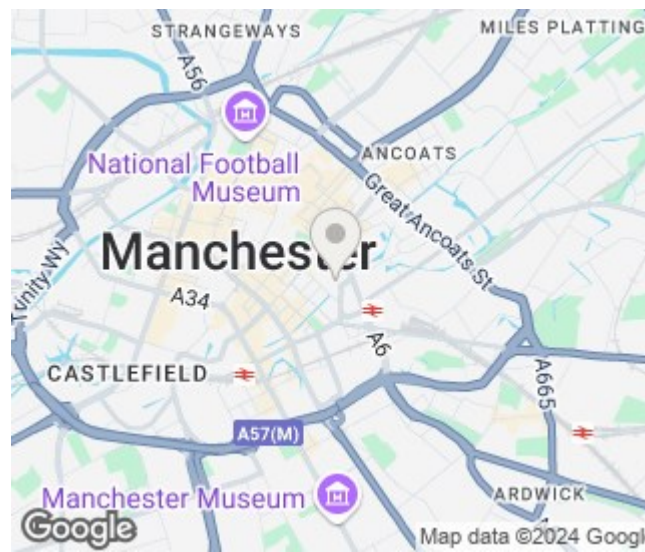



### The Property

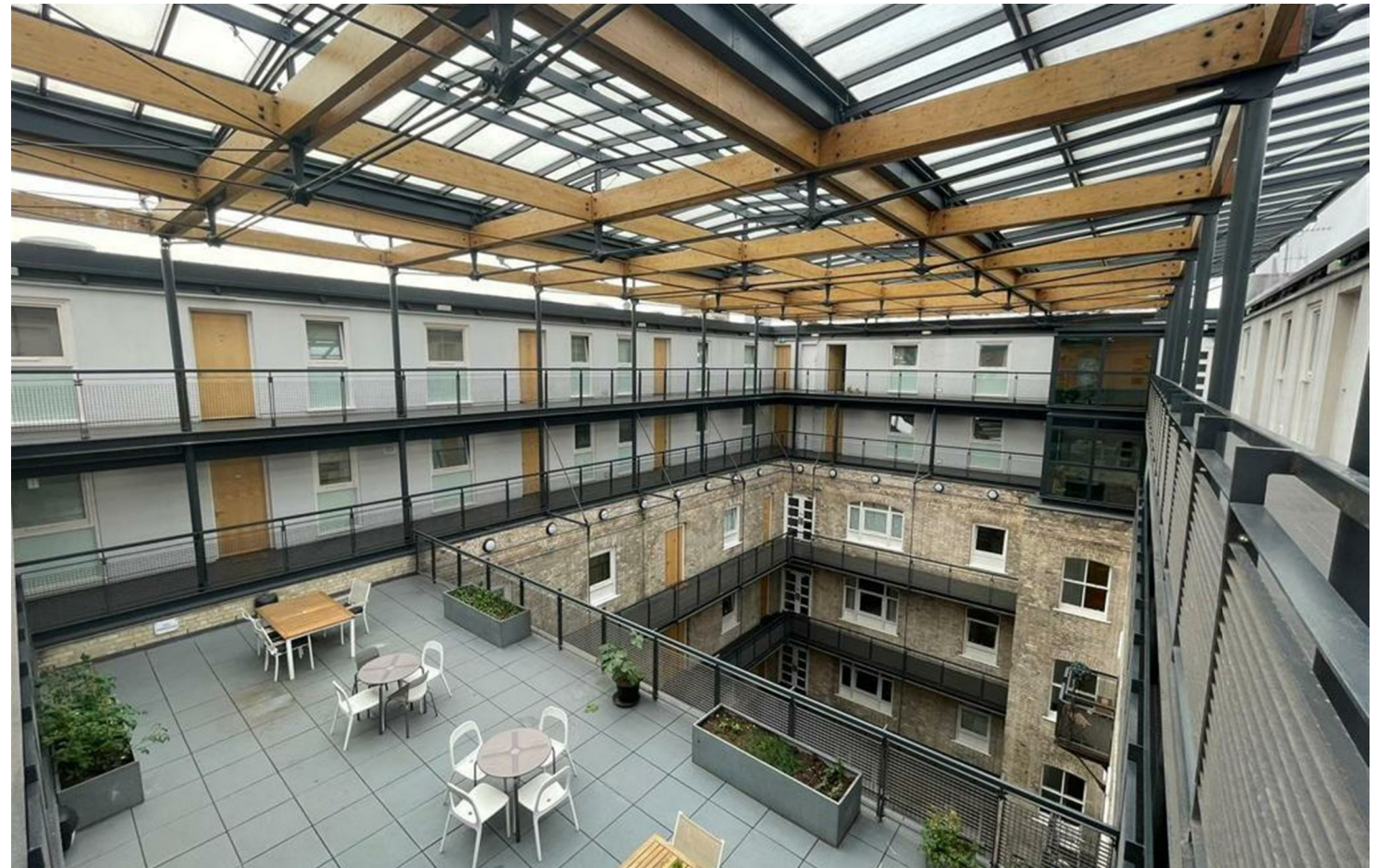
Available Mid September. Jordan Fishwick are delighted to bring to the market this top floor immaculately presented, two double bedroom apartment with modern separate kitchen. The development benefits from a very central location, located just across from Piccadilly Gardens and within short walking distance to Piccadilly train station and Oxford road. This spacious city centre pad comprises of excellent size living room with windows across the full length of the room, separate modern fully fitted kitchen with integrated appliances and two double bedrooms with a stylish en suite off the master and additional three piece shower room off the hallway. No Parking. Furnished throughout. Tax Band E. EPC Rating C  
REPOSIT (Nil Deposit Option) Available on this property.

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

- Available Mid September
- Top Floor Apartment Conversion
- Two Double Bedrooms
- Tax Band E
- EPC Rating C
- Bathroom & Ensuite
- On Site Concierge
- Prime Location
- No Parking



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>71</b>	<b>75</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.

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