



*Jordan fishwick*

Apt 124 Smithfield Building, Tib Street, M4  
£1,300 Per Calendar Month



## Smithfield Building Manchester M4 1LA

£1,300 Per Calendar Month




### The Property

Available Late August. Jordan Fishwick presents this amazing one bedroom apartment right in the heart of Manchester's Northern Quarter. Located in Smithfield Buildings, which is in one of the areas' most sought after developments, we are delighted to present a stylish apartment which is larger than average and offers an abundance of character. In brief the apartment comprises- entrance hallway leading to large open plan living area, additional dining/seating area (ideal for a study, if you work from home) with door to a large, sunny balcony. The bedroom is a good size and has a large walk in wardrobe/closet, perfect for storing away all belongings, featuring unique graffiti artwork. The kitchen is new and is well equipped with new appliances, there are heaters in the apartment and a new hot water system to be more energy efficient. Furnished, No Parking. EPC rating C. Tax Band C. Water charges are included in the rental figure. Parking can be sourced via the NCP car park at an additional cost.

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

- Available Late August
- Northern Quarter Location
- Fully Furnished Stylish Conversion
- Large Balcony
- Larger Than Average
- EPC rating C
- Tax Band C
- No Parking
- Water charge included in Rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</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.

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