



*Jordan fishwick*

Apt 503 NS Royal Mills, 2 Cotton Street,  
£1,650 Per Calendar Month



## NS Royal Mills Manchester M4 5BD

£1,650 Per Calendar Month



### The Property

Available Late October. **\*RENT PRICE INCLUDES CENTRAL HEATING CHARGES\*** A stunning fifth floor unfurnished two bedroom duplex apartment located in the grade II listed conversion namely Royal Mills just on the fringes of the Northern Quarter. This spacious apartment boasts over 1000 sq ft of living space set over two floors and boast original features giving the property a lot of character. The apartment comprises: large lounge/ dining area with fully fitted kitchen. Secondary galleried lounge. Two double bedrooms, master benefiting from an en suite and further main bathroom. UNFURNISHED. Secure Parking Included. Central Heating are included in the price. Council Tax Band E. EPC Rating B.

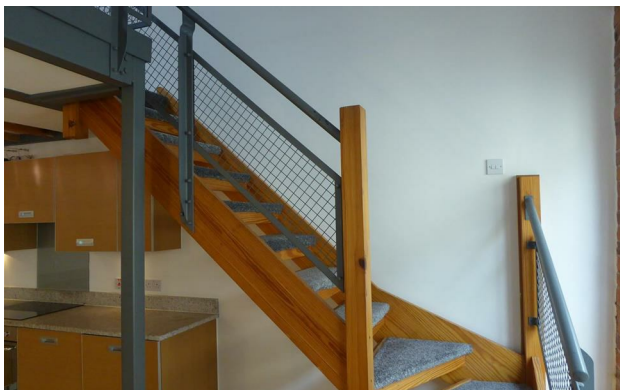
REPOSIT (Nil Deposit Option) Available for this property.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***

- Available Late October
- Duplex Apartment - Two Bedrooms
- Unfurnished
- Over 1000 sq ft
- Tax Band E
- EPC Rating B
- Central Heating Bill included in rent
- Secure Parking Included
- REPOSIT (Nil Deposit) Available



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>		
(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