



*jordan fishwick*

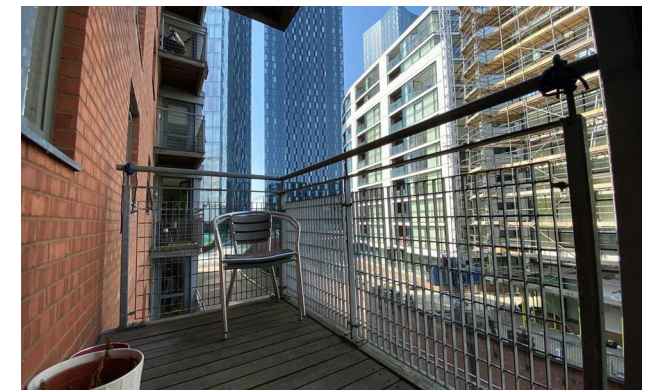
Apt 6 The Danube, 34 City Road East, M15  
£1,300 Per Calendar Month





## The Danube Manchester M15 4TF

£1,300 Per Calendar Month



### The Property

**\*PLEASE NOTE - THERE IS BUILDING MAINTENANCE OCCURING ON THE BUILDING TILL MARCH 2025. THEREFORE, DISRUPTIONS MAY OCCUR\***

Available Late October. Jordan Fishwicks presents this centrally located apartment on City Road East, ideal for access to both Deansgate and Oxford Road stations. Entered from the communal courtyard via it's a own front door with adjacent parking space. There is an entrance hallway with storage cupboard, spacious living area with door to a decked balcony which overlooks the river, stylish kitchen with integrated appliances, master bedroom with ensuite and a second bedroom. Fully Furnished. Parking included. Tax Band D. EPC rating B.


REPOSIT (Nil deposit option) Available on this property.

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



- Available Late October
- 2 Bed Apartment
- Master bedroom with Ensuite
- Balcony
- Close to Universities & City Centre
- Tax Band D
- EPC rating B
- Car Park included



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>87</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