



*Jordan fishwick*

10 St. Pauls Road, M20 4PG  
£1,300 Per Calendar Month



## St. Pauls Road Manchester M20 4PG

£1,300 Per Calendar Month



### The Property

View Our Virtual Tour Here - [https://www.youtube.com/watch?v=rDjCKs\\_-HBQ](https://www.youtube.com/watch?v=rDjCKs_-HBQ)


\*\*\* AVAILABLE NOVEMBER \*\*\* Jordan Fishwick are delighted to bring to the market this beautifully presented, two bedroom, first floor apartment. located within a stones throw from Withington Village. The property benefits from being close to all local amenities inc. independent shops, café bars, restaurants and transport links into the city centre, making it ideally suited to a couple, single occupant or professional sharers. The property is furnished to a high standard throughout and in brief comprises; entrance hallway, a contemporary open plan living and dining area incorporating a stylish kitchen with integrated appliances, two double bedrooms served by an en suite shower room and modern bathroom. The property also benefits from private, allocated off-road parking and lift access to all floors. To arrange a viewing please call Withington on 0161 438 2411.

EPC Rating - B



- Available November
- Two Double Bedrooms
- En-Suite Bathroom
- Ideal for Couple or Sharers
- Great Location
- Furnished
- Modern Design Throughout
- Private Parking
- Council Tax Band C
- EPC Rating B



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>83</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