

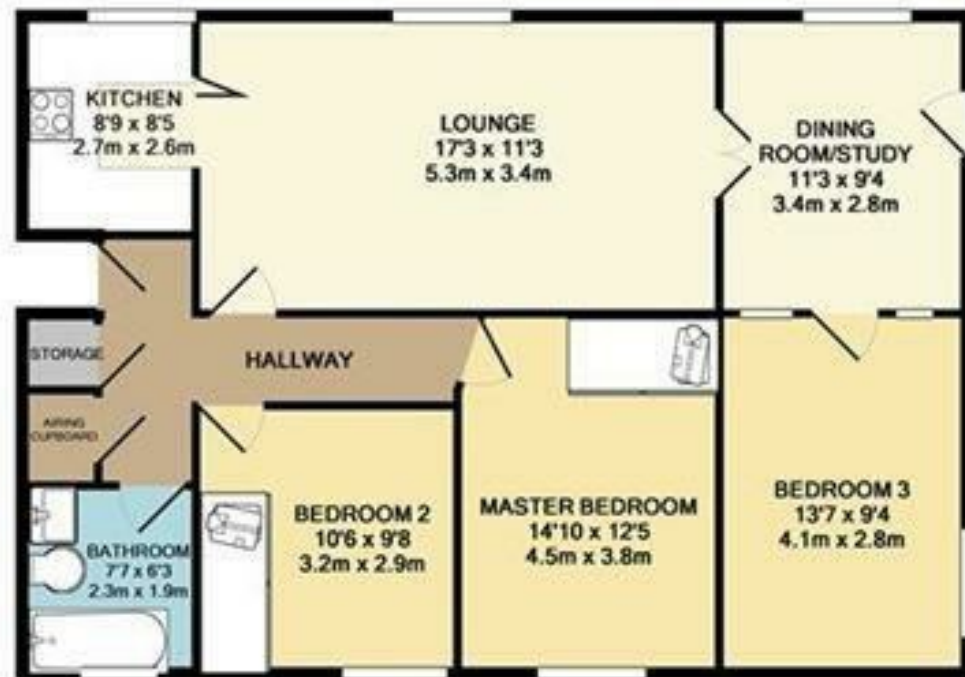


28 JAMES BRINDLEY BASIN MANCHESTER, M1 2NL

£1,800 PCM

A stunning and modern, three double bedroom ground floor apartment in the tranquil Piccadilly Village area of Manchester City Centre just 0.5 miles from Piccadilly train station! The property comprises: Entrance hallway leading through to a spacious open plan lounge/dining area and a separate kitchen to the left. The property benefits from three double bedrooms with a modern bathroom. Situated near great transport connections and within a few minutes walk to Piccadilly Station and the Northern Quarter. Fully Furnished. Secure allocated parking. Available immediately! Council tax band C. EPC grade E.

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TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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