



### Directions

### Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		



Flat 508, 44, Linter Building Whitworth Street, Manchester, M1 3AJ

£1,400 Per month

- Very high specification
- Unfurnished
- Close to an abundance of local amenities
- On-site concierge and numerous resident facilities
- Internal inspection highly recommended
- One double bedroom apartment
- Central Manchester location
- One or two secure car parking spaces available by separate negotiation
- Ideal for a single occupant or professional couple
- EPC Grade B



## Flat 508, 44, Linter Building Whitworth Street,

Manchester M1 3AJ

VERY HIGH SPECIFICATION and IMMACULATLY PRESENTED, one bedroom apartment in this VERY CENTRAL location in MANCHESTER. Benfitting from an ON-SITE CONCIERGE and numerous ON-SITE RESIDENT FACILITIES.

There is the option to include ONE OR TWO SECURE CAR PARKING SPACES by separate negotiation.

Ideal for a single occupant or professional couple.

In brief the accommodation comprises: utility room, open plan living room / kitchen, one double bedroom and a bathroom / WC.

An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer!

EPC Grade B.



Council Tax Band: D

