



## **11 Adelphi Street, Manchester, M3 6DZ**

**£277 Per Week**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR RENT WITHIN THIS MODERN DEVELOPMENT

Open plan reception room with modern kitchen, access to balcony, 2 bedrooms, 2 bathrooms.

Located just outside City center, walk to local shops, walk to Salford Central station.

Comes furnished.

Available from 13.09.2024

- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- BALCONY
- FURNISHED
- WALK TO SALFORD CENTRAL STATION
- WALK TO LOCAL SHOPS
- AVAILABLE FROM 13.09.2024
- 4TH FLOOR

## 11 Adelphi Street, Manchester, M3 6DZ



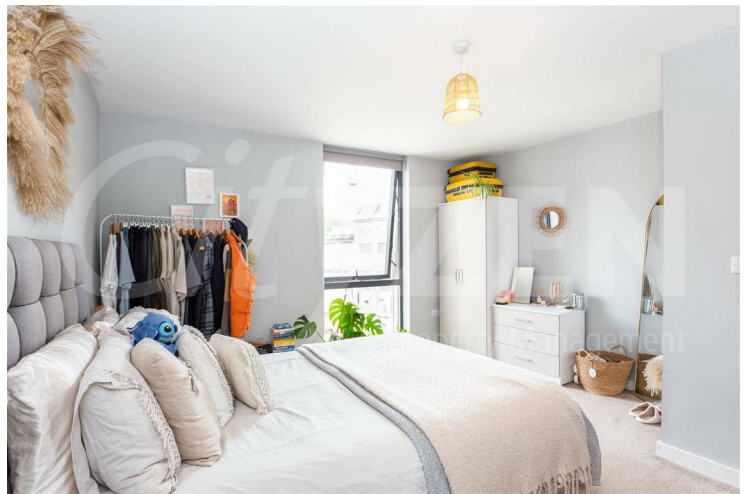
**BATHROOM**



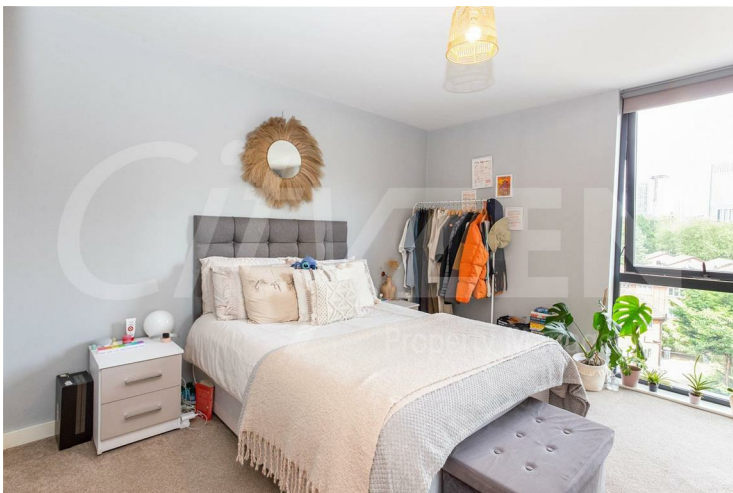
**BEDROOM**



**HALLWAY**



**BEDROOM**



**BEDROOM**



**EN SUITE SHOWER ROOM**



## 11 Adelphi Street, Manchester, M3 6DZ



EN SUITE SHOWER ROOM



BALCONY



BEDROOM



BALCONY



BEDROOM



VIEW



## 11 Adelphi Street, Manchester, M3 6DZ



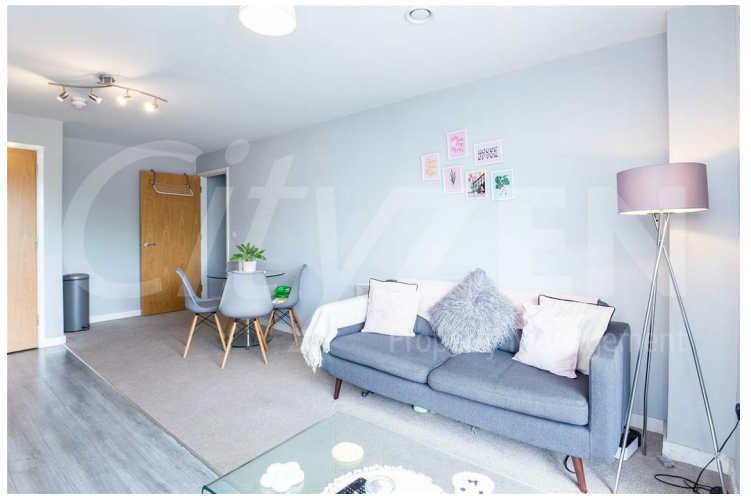
VIEW



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM

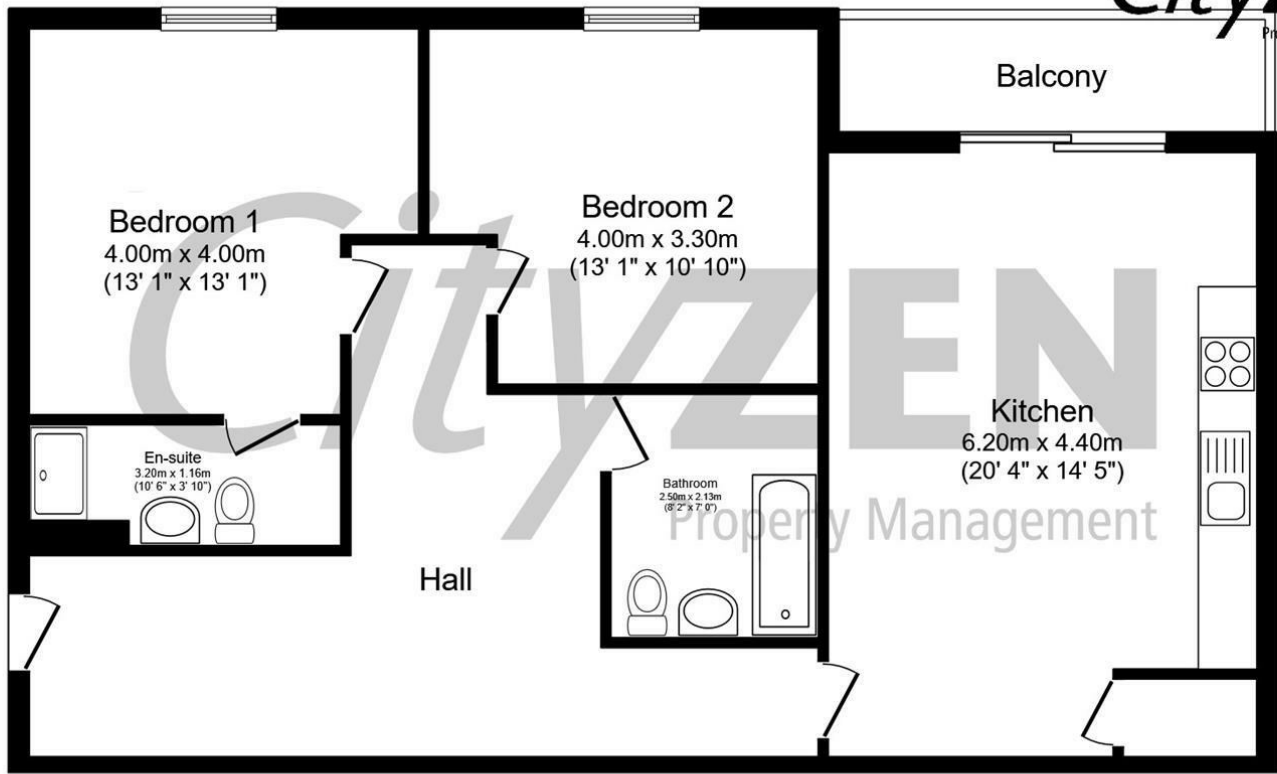


RECEPTION ROOM

## 11 Adelphi Street, Manchester, M3 6DZ

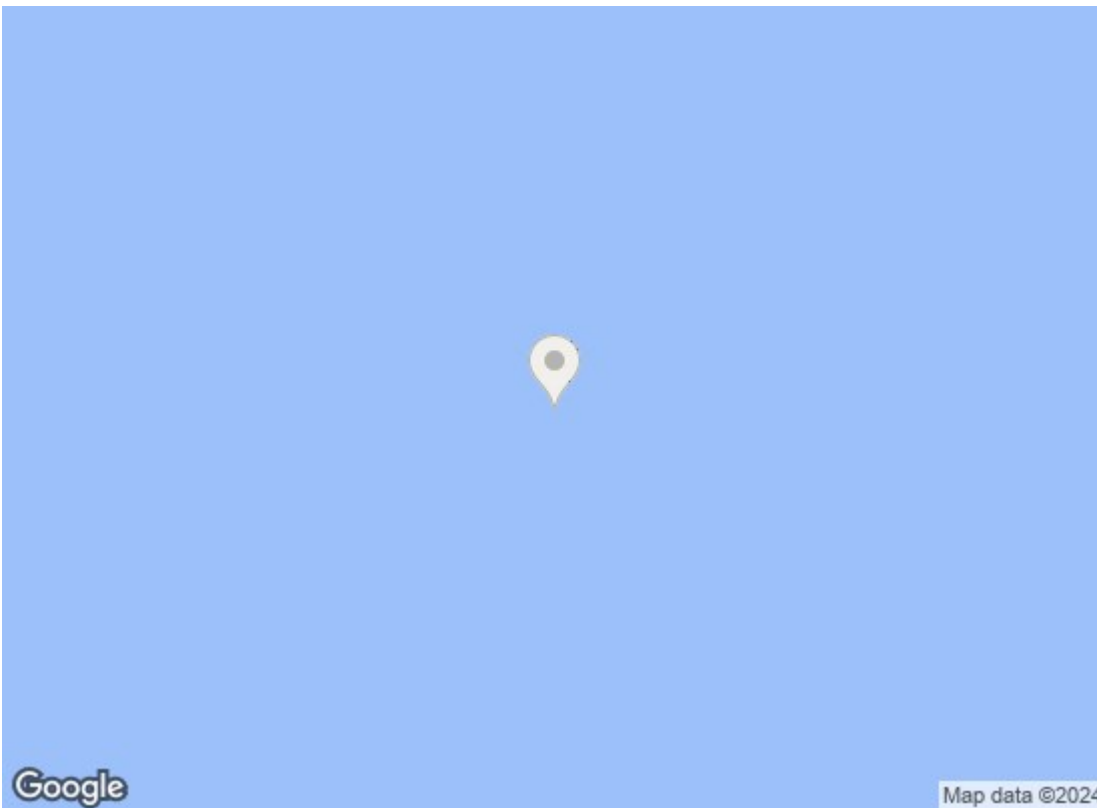


ADELPHI WHARF



Total floor area 88.4 m<sup>2</sup> (952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.