



*jordanfishwick*

64 Shudehill, Manchester, M4 4AA  
£1,050 Per Calendar Month



### The Property

Available Late October. Jordan Fishwick are pleased to offer this fantastic one bedroom apartment of Icon 25, Shudehill. The apartment is situated in a great location in the City Centre. The apartment is immaculately presented throughout and benefits from lift to all floors. Kitchen comes complete with fridge/ freezer and a utility room with a washing machine. The property is close to transport links and steps away from the Arndale Centre. Fully furnished. Tax Band C. EPC Rating C.

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

**Shudehill M4 4AA**

**£1,050 Per Calendar Month**



- Available Late October
- City Centre location
- One double bedroom
- Close to transport links
- Tax Band C
- EPC rating D
- No Parking
- Balcony



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 76                         | 79        |
| (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<br>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.

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