



*jordanfishwick*

Apt 7 33 Duke Street, Salford, M7 1PR  
£1,000 Per Calendar Month





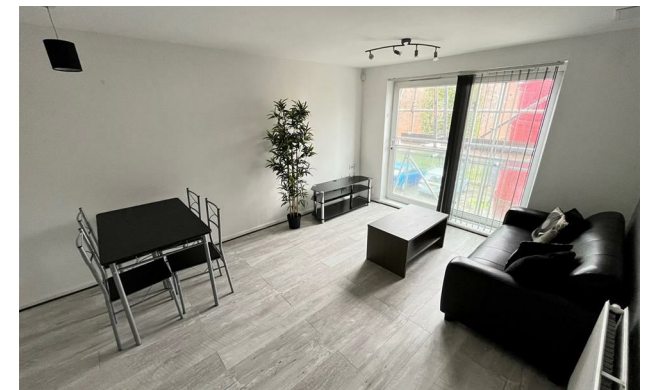
### The Property

Available Mid May. This two bedroom first floor apartment has good all round accommodation and comes with allocated parking. The development is located in the popular New Broughton area, just a short distance from the City Centre. This apartment comprises of an entrance hall with storage and washer/dryer, two double bedrooms, with master benefiting from en-suite shower room, open plan living room/ fitted kitchen with appliances. Juliet Balcony. Double glazed windows and gas central heating. Parking included. Furnished. Full time Professionals Only - NO Pets/ No Children. EPC Rating C. Council Tax Band B.

**\*VIDEO/ PHOTO NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

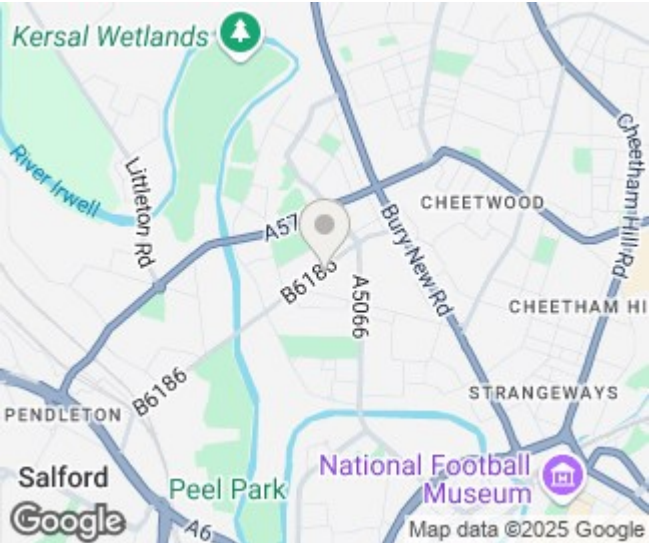
**33 Duke Street M7 1PR**

**£1,000 Per Calendar Month**





- LET AGREED
- 1st Floor - Two Double Bedroom
- En-Suite & Bathroom
- Professionals ONLY
- Parking Included
- Tax Band B
- EPC Rating C
- Close to City Centre
- Available Mid May



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

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