

**Advent 2 Manchester M4
7EF**

£1,000 Per Calendar Month



The Property

Available Now. This 5th floor two bedroom UNFURNISHED apartment is located in the popular Artisan Development in Ancoats. Entrance hall with laminate flooring, living/kitchen with Juliet balcony looking into the communal gardens. The kitchen is fully equipped with fridge/freezer, oven, hob, dishwasher and granite work surfaces. Both bedrooms are double with the master having en-suite wet room. No Parking. Tax Band C. EPC Rating C.

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



- Available Mid April
- 5th Floor Apartment
- Two Double Bedrooms
- Unfurnished
- Tax Band C
- EPC Rating C
- No Parking
- Ancoats Location
- Close to City Centre



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C	80	
(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





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