



**NPP RESIDENTIAL**

SALES + LETTINGS




**City Gardens**  
**£1,450 pcm**

**AVAILABLE NOW!!!**

NPP Residential are delighted to introduce to market this two bedroom apartment in the heart of trendy Castlefield in Manchester City Centre.

- **MUST SEE\*\***
- 2 Bedroom Apartment
- Open plan living and kitchen area
- . 2 bathrooms.
- Fully Furnished
- Balcony
- En-suite
- Close to Manchester city centre
- Close to many shops, bars and restaurants
- Close to public transport

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b>		
<b>(81-91) B</b>	<b>83</b>	<b>83</b>
<b>(69-80) C</b>		
<b>(55-68) D</b>		
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) G</b> <i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050
Reference	RL0720 Council Tax Band: C
Additional Information	Deposit: £1,673.07 Holding Deposit: £334.61

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.