



**NPP RESIDENTIAL**

SALES + LETTINGS




**79 Piccadilly,  
Manchester  
£1,500 pcm**

**AVAILABLE JUNE! NPP**  
Residential is delighted to offer  
this spacious two bedroom  
unfurnished apartment located  
in the heart of Northern Quarter.

- City centre location
- Close to major transport links
- Close to many shops, bars and restaurants
- Grade II listed building
- Two bathrooms
- Two double bedrooms
- Unfurnished
- Available June

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b>		
<b>(81-91) B</b>		<b>82</b>
<b>(69-80) C</b>	<b>68</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	RL0882 Council Tax Band: D
Additional Information	Deposit: £1,730.75 Holding Deposit: £346.15

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.