



**NPP RESIDENTIAL**

SALES + LETTINGS




**The Blade, Silvercroft  
Street, Manchester  
£2,400 pcm**

WOW! Be the first to live in this LUXURY two bedroom corner apartment located in the brand new The Blade development. This stunning development benefits from a gym, sauna, 24 hour concierge, communal co working space and terrace. This property will be fully furnished to a high standard.

- 16th floor
- 24 Hour Concierge
- Available September
- Close to many shops, bars and restaurants
- Co working space
- Excellent location
- Floor to ceiling windows
- Gym
- Property will be fully furnished
- Two double bedrooms

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<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	RL0934
Additional Information	Deposit: £2,769.2 Holding Deposit: £553.84

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.