



## NPP RESIDENTIAL

SALES + LETTINGS




Belltower House, City  
Road  
£1,400 pcm

NPP Residential are delighted to introduce to the market this BRAND NEW two bedroom apartment with PARKING located on City Road. This property is only a 5 minute drive to Deansgate and a 20 minute walk to Manchester Metropolitan University

- Allocated Parking Space
- Brand new development
- Close to Manchester city centre
- Close to Universities
- Fully Furnished
- Two bathrooms
- Two double bedrooms

# Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i><br>(92-100) <b>A</b> |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  | 66                         | 66  |
| (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<br>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<br>0161 639 0050 |
| Reference              | RL0974<br>Council Tax Band: D   |
| Additional Information | Deposit: £1,615.38<br>Holding Deposit: £323.07  |

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.