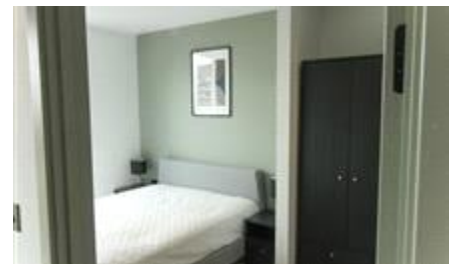




## NPP RESIDENTIAL

SALES + LETTINGS




St Georges Gardens  
£1,500 pcm

AVAILABLE MARCH!

NPP Residential is delighted to introduce to the market this stunning two-bedroom apartment with a breakfast bar. This fabulous development also benefits from a rooftop terrace and 24 hour concierge.

- 24 Hour Concierge
- Available March
- Fob entry
- Fully Furnished
- Roof Terrace
- Winter Garden

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	RL0570 Council Tax Band: E
Additional Information	Deposit: £1,730.76 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.