




Sky Gardens,  
Castlefield  
£1,150 pcm

**AVAILABLE END OF JUNE!**  
NPP Residential are delighted to introduce to the market this one bedroom **DUPLEX APARTMENT** in the popular Sky Gardens development. This property is located in Castlefield, an historic and sought after neighbourhood in Manchester City Centre

- 1 Bed Duplex Apartment
- Close to major transport links
- concierge
- Excellent location
- Fully Furnished
- Open plan living and kitchen area
- Available June

# Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i><br><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><br><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              | RL0854<br>Council Tax Band: C   |
| Additional Information | Deposit: £1,326.92<br>Holding Deposit: £265.38  |

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.