




**Spectrum, Blackfriars
Road, Salford
£1,250 pcm**

AVAILABLE FEBRUARY! NPP Residential is delighted to offer this **FABULOUS** two bedroom apartment situated in the sought after Spectrum development. This property benefits from secure parking and a 24 hour concierge.

- 24 Hour Concierge
- Private Parking
- Balcony
- City centre location
- Communal gardens
- Ensuite Bathroom
- Fob entry
- Fully Furnished
- Available February

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	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	RL0018 Council Tax Band: D
Additional Information	Deposit: £1,355.76 Holding Deposit: £271.15

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.