




**Spectrum, Blackfriars
Road, Salford**
£1,450 pcm

NPP Residential is delighted to offer this stylish, well-presented two-bedroom apartment situated in the sought after Spectrum development. This property benefits from secure parking and a 24 hour concierge.

- 24 Hour Concierge
- Allocated Parking Space
- City centre location
- Close to major transport links
- Close to many shops, bars and restaurants
- Fully Furnished
- Large wraparound balcony
- Well presented

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B	81	86
(69-80) C		
(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	RL1102 Council Tax Band: D
Additional Information	Deposit: £1,673.07 Holding Deposit: £334.61 Parking options: Off Street

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.