




**Sky Gardens, Spinners
Way**
£1,200 pcm

Available now! This stylish 2-bedroom, 2-bathroom duplex apartment offers open-plan living, with a fully integrated kitchen, double-height windows, and a mezzanine floor overlooking the living area. Located in the popular Sky Gardens development in Castlefield.

- 2-bedroom, 2-bathroom
- Spacious open plan living area
- Castlefield Location
- Communal rooftop garden
- Concierge services
- Fob access system
- Tesco located on ground floor of development
- Close to major transport links

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B	85	85
(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	RL1162
Additional Information	Council Tax Band: D (Manchester City Council) Deposit: £1,384.61

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.