




Goodwin Building,  
Potato Wharf,  
Manchester  
£1,700 pcm

**AVAILABLE JUNE WITH  
PARKING!**

NPP Residential is proud to present this stunning two-bedroom apartment located in the highly desirable Potato Wharf development in Castlefield.

- Available June
- Balcony
- Castlefield location
- Close to major transport links
- Fully Furnished
- Immaculately presented
- Two double bedrooms
- Allocated Parking Space

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92+) A</b>		
<b>(81-91) B</b>	<b>86</b>	<b>86</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> <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	RL1182 Council Tax Band: D
Additional Information	Deposit: £1,961.53 Holding Deposit: £392.30 Parking options: Residents

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.