




Wilburn Basin, Orsdall  
Lane  
£2,150 pcm

AVAILABLE APRIL! NPP Residential are delighted to offer this SPECTACULAR corner PENTHOUSE apartment in the sought after Wilburn Basin development. Located on the 11th floor this property benefits from two secure parking spaces, wrap around terrace with city views, a 24hour concierge, gym & cinema

- Penthouse apartment
- Allocated parking
- 24 Hour Concierge
- Cinema Room
- City centre location
- Gym
- Balcony
- Fob entry
- Fully Furnished
- Immaculately presented
- Available now

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>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	RL0032
	Council Tax Band: E
Additional Information	Deposit: £2,884.61 Holding Deposit: £576.92

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.