



**FLAT 10, 9, BURGESS HOUSE NEW UNION STREET  
MANCHESTER, M4 6BW**

**£995 PER MONTH**

A beautifully presented 1st floor apartment in Burgess House located in New Islington just a short walk to the fringes of the Northern Quarter and 10 mins walk to Piccadilly Station. The Property briefly comprises: entrance hallway, spacious open plan lounge/dining area, fully integrated kitchen, One spacious double bedroom and a modern main bathroom. Available 1/11/24

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 77                         | 80        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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