



## 41 THE SORTING HOUSE 83 NEWTON STREET MANCHESTER, M1 1EP

£1,300 PCM

Stunning duplex apartment located in the centre of the ever popular Northern Quarter. This split level property briefly comprises: entrance leading directly in to the fitted kitchen which has integrated appliances along with ample dining space, through to the bathroom and the first double bedroom. Up the stairs leads to the living room which leads through to the second double bedroom. There is a communal garden right outside the front door of this apartment, with all communal areas adding tranquillity and distinction to this attractive building. The property further benefits from a secure parking space and is offered fully furnished. Available immediately so call now to avoid disappointment.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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