

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



**808 The Birchin Joiner Street Manchester M4 1QF**  
**£925 Per calendar month**

AVAILABLE NOW! HOME ESTATE AGENTS are pleased to offer for rent this two bedroom, top floor apartment located in this popular Northern Quarter development. The property comprises hallway with storage, lounge with open plan modern kitchen and dining area, master bedroom with fitted wardrobes and second bedroom (single room) with fitted wardrobes and a fitted bathroom suite. The property is offered on a furnished basis and available NOW! Please note there is no parking at the property. Call HOME On 01617898383 to view!

- AVAILABLE NOW!
- Hallway with storage
- One double and one single bedroom
- Fully furnished basis
- Two bedroom flat
- Open plan lounge and dining area
- Modern fitted bathroom suite
- Top floor position
- Modern fitted kitchen with appliances
- No parking



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 [www.homestateagents.com](http://www.homestateagents.com)

### Lettings info

We are advised that the current council tax band is band D.

The current EPC rating is TBC

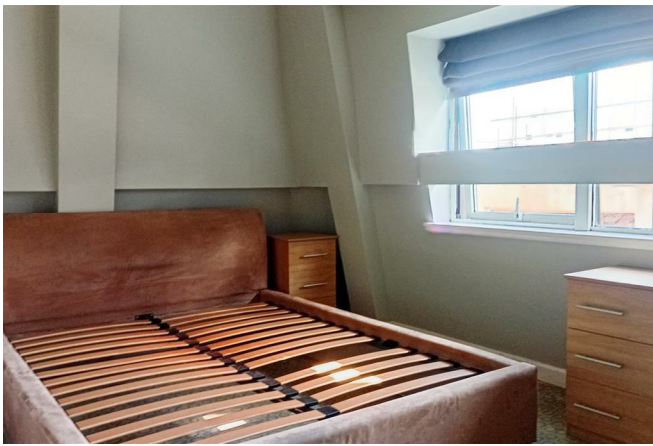


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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