



The Base, Manchester, M15 4JP £1,250 PCM

A 4th floor apartment situated at the Base Apartments on Arundel Street in the vibrant area of Castlefield with access to all amenities and commuter links as well as only being walking distance into Manchester City Centre.

The flat comprises of hallway, a three-piece bathroom suite with a shower over the bath, a good-sized open plan, lounge, dining room, and fitted kitchen and two bedrooms.

The property benefits from secure entry, its own car parking space underground, electric heating, uPVC double glazing, the apartments own balcony and views of the communal garden area.

Lifestyle Sales and Lettings urge interested parties to view immediately as this will not be on the market for long. **MUST VIEW!!**



Council Tax Band:

Band D.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call our 24/7 enquiry line on 01706 823 131



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	86
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		81	86
EU Directive 2002/91/EC			
England & Wales			



Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

Telephone: 01706823131 Email: enquiries@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk