



Langley Building, 53 Dale Street, Manchester

£1,075 PCM

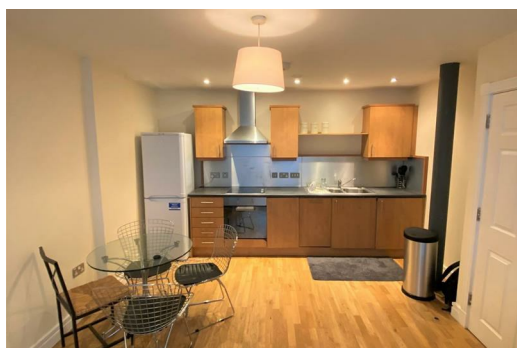
VideoVirtual Tour Available

This stunning Grade II* listed conversion rests in the heart of Manchester's hip and vibrant Northern Quarter and is absolutely perfect for those looking to live in the thick of all the action.

With tonnes of space to spare, this fab 2-bedroom apartment comes complete with large windows running the full length of the property, which show this apartment off to its full potential and give you plenty of Manchester's sunny skies. Inside you'll find a super-swish design throughout with a high-quality, contemporary kitchen and bathroom. Both bedrooms are bright and airy with more than enough room to spread out and relax - and the master bathroom is ultra-stylish and modern.

The location couldn't be more spot-on either. Piccadilly train station is literally just a 2 minute stroll away - how perfect is that? So whether it's for work or play, the whole of Manchester is your oyster.

AVAILABLE NOW (subject to application & referencing)
Council Tax Band D
Deposit: £1240
12 Month Tenancy.



Living room and kitchen
19'1" x 15'6" (5.84 x 4.73)

A great sized open plan living room and kitchen with windows running parallel the whole of the living room flooding it with natural light. The kitchen is fully integrated with all white goods

Master bedroom

12'8" x 8'10" (3.87 x 2.70)

A generously sized master bedroom again with windows running parallel to the whole of the room

Bedroom two

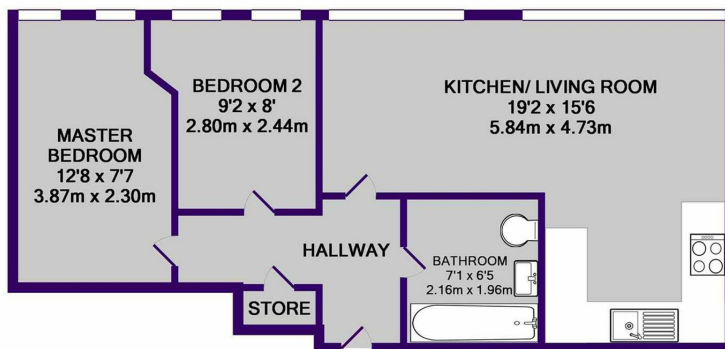
9'2" x 8'0" (2.80 x 2.44)

A good sized second bedroom and perfect for an office or walk in wardrobe.

Bathroom

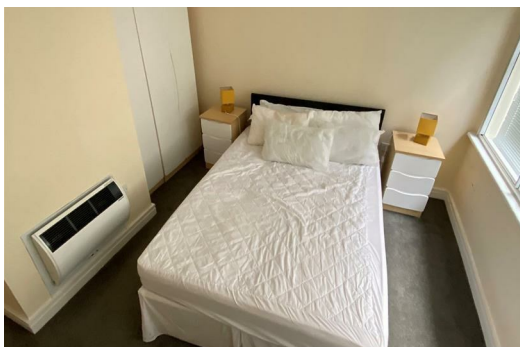
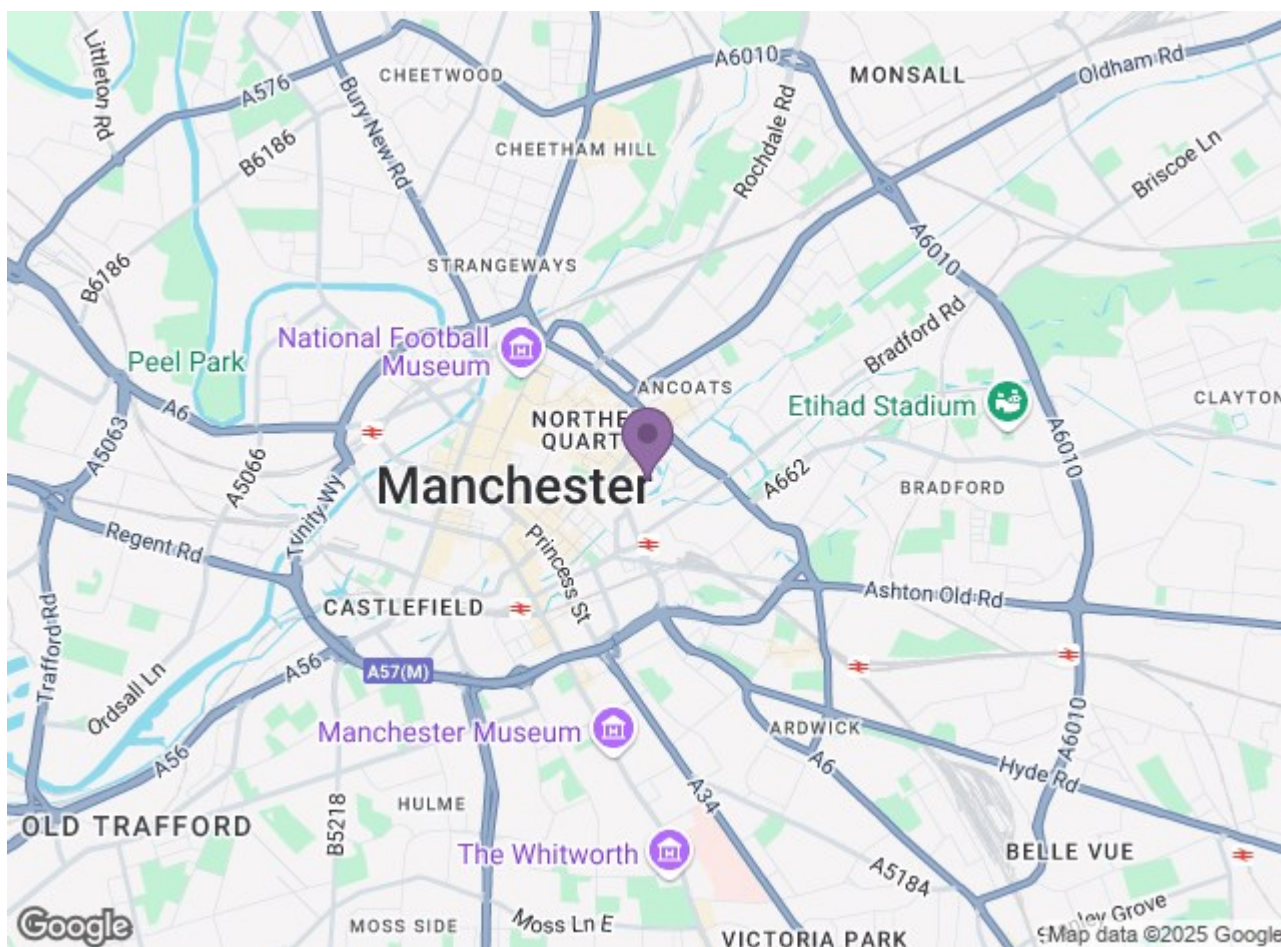
7'1" x 6'5" (2.16 x 1.96)

A neutral colour scheme but also a very warm feeling to it. 3 piece suite, heated towel rail and huge mirror.



TOTAL APPROX. FLOOR AREA 543 SQ. FT. (50.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



Energy Efficiency Rating		Current	Target
Energy A	74	74	85
Energy B	74	74	85
Energy C	74	74	85
Energy D	74	74	85
Energy E	74	74	85
Energy F	74	74	85
Energy G	74	74	85
Energy H	74	74	85
Energy I	74	74	85
Energy J	74	74	85

Environmental Impact (CO ₂) Rating		Current	Target
CO ₂ A	85	85	85
CO ₂ B	85	85	85
CO ₂ C	85	85	85
CO ₂ D	85	85	85
CO ₂ E	85	85	85
CO ₂ F	85	85	85
CO ₂ G	85	85	85
CO ₂ H	85	85	85
CO ₂ I	85	85	85
CO ₂ J	85	85	85

Ascend
Built on higher standards