

Total area: approx. 100.0 sq. metres (1075.9 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Munday Street, Manchester, M4 7AY

£1,750

AN IDYLIC DUPLEX APARTMENT

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms, two bathrooms and stylish decoration, this enviable two double bedroom duplex apartment is being proudly welcomed to the rental market in the centre of the ever-popular city of Manchester. A stones throw away from the tramline and close to all the city centre amenities, as well as bus routes, local schools and major motorway links, this property is the perfect home for any professional couple or small family truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two double bedrooms, bathroom and staircase to the first floor. The main bedroom benefits from an en suite shower room. The first floor boasts a stunning open plan kitchen living space with modern appliances and sliding doors on to a fantastic balcony area. Externally there is gated, undercover allocated parking for one car.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

# Munday Street, Manchester, M4 7AY

£1,750

 2  2  1  B

- Close Proximity To Amenities
- Council Tax Band D
- EPC Rating B
- Gated Undercover Allocated Parking For One Car
- Two Double Bedroom Duplex Apartment
- Open Plan Kitchen And Living Space
- Access To A Fantastic Balcony Space
- Ideal Home For a Professional Couple
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Via a composite door to hallway.

### Hallway

12'8 x 11'6 (3.86m x 3.51m)

Spotlights, smoke alarm, under stairs storage, doors to two bedrooms, bathroom and stairs to first floor.

### Bedroom One

15'7 x 10'10 (4.75m x 3.30m)

UPVC double glazed window, electric heater, fitted wardrobes, smoke alarm, television point and door to en suite.

### En Suite

8'10 x 6'3 (2.69m x 1.91m)

Electric chrome heated towel rail, three piece suite, wall mounted wash basin with mixer tap, dual flush WC, enclosed double direct feed rainfall shower, tiled elevation, spotlights, extractor fan and tiled flooring.

### Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)

UPVC double glazed window, electric heater, fitted wardrobes and smoke alarm.

### Bathroom

7'11 x 6'8 (2.41m x 2.03m)

Electric chrome heated towel rail, three piece suite, wall mounted wash basin with mixer tap, dual flush WC, tiled panelled bath with direct feed shower and mixer tap, integrated utility cupboard with plumbing for washing machine and hot water tank, tiled elevation, spotlights, extractor fan and tiled flooring.

## First Floor

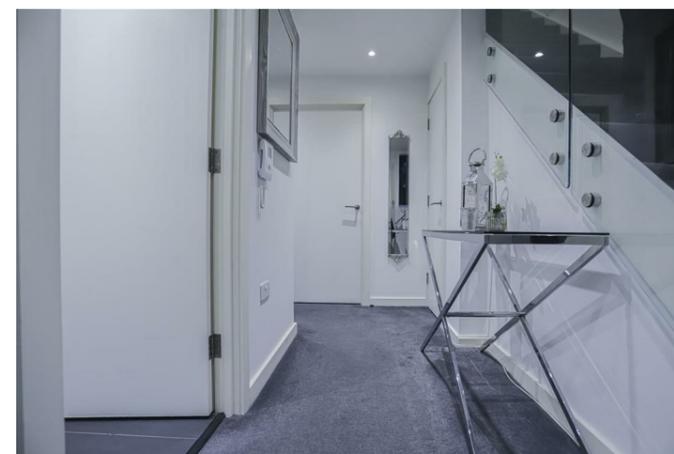
### Kitchen/Living Area

21'9 x 19'2 (6.63m x 5.84m)

Two electric heaters, smoke alarm, spotlights, television point, two extractor fans, range of grey gloss wall and base units, granite effect surface, glossed splash back, stainless steel one and a half sink with high spout spring mixer tap, integrated electric oven, four ring hallogen hob and extractor hood, integrated dish washer and fridge freezer, wooden flooring and UPVC double glazed sliding doors to balcony.

### External

One allocated undercover gated off road parking and decked balcony area.



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