



# SKY GARDENS

— SPINNERS WAY



# Spinners Way, Manchester

BRAND NEW TWO BED APARTMENT

£1,200 pcm

## Description

Fancy a MODERN Two Bedroom Duplex Apartment in Castlefield with PARKING INCLUDED? Then look no further! Sky Gardens at Spinners Way reflects a growing demand for stylish and sustainable inner city living.

In brief this beautiful Apartment comprises; Open plan Lounge/Kitchen, Juliette Balcony, Beautiful fitted Kitchen with quartz stone worktops, Neff hob & oven, undercounter fridge and washer-dryer. WC Room (off Lounge), Two Bedrooms both with en-suite bathrooms (one has a bath with shower over and the other has a shower cubicle)

The Apartment comes furnished, so there is no need to worry about flat pack furniture, as you can just move straight in. There is a communal rooftop terrace to the adjoining building and there is on-site concierge service.

AVAILABLE FROM 21st May 2025- Subject to Satisfactory Credit & Referencing checks. Please Note - The affordability for this property is £36,000 per annum, between all applicants.

EPC Rating: ' B '

### Utilities

Electric: - Metered

Water: - Metered

Broadband - Standard, Superfast & Ultrafast Broadband are available in this area. For an indication of specific speeds and supply or coverage in the area, we recommend using the Ofcom checker.

Mobile availability - 02 & Vodafone are Likely and EE & Three are





Limited. For an indication of specific speeds and supply or coverage in the area, we recommend using the Ofcom checker.

Rights & Restrictions - None

Risks/Flood Risks - None

Parking - Allocated - under building Parking space

PLEASE NOTE - THIS PROPERTY COMES FURNISHED. FURNITURE CAN BE CONFIRMED UPON REQUEST.

Council Tax Band: D (Manchester City Council Tax)

Deposit: £1,384

Holding Deposit: £276

Parking options: Off Street

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL

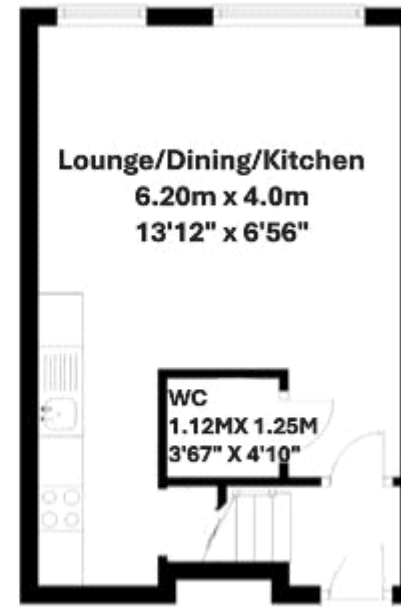
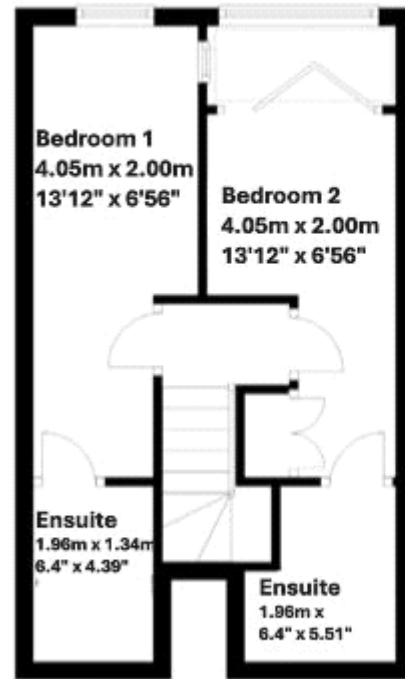
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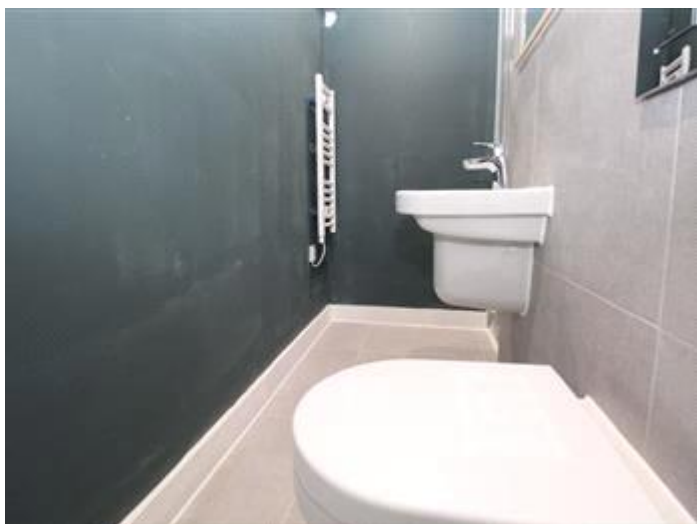












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only

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