



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus+ A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62		74
England & Wales		EU Directive 2002/91/EC

Student Property

Ladybarn Crescent, Manchester

£2,340 PCM

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# Ladybarn Crescent, Fallowfield, Manchester, M14 6UU

## £2,340 PCM

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for all your property needs

This six double bedroom property comes with a separate lounge and dining area. Each bedroom is furnished with a desk, chair, bookcase, wardrobe and bedside table. Bills inclusive option available.

All rooms are fully furnished and it comes with a open plan lounge and dining area. The kitchen comes with a dishwasher and washer / dryer. The bedrooms are fully furnished: desk, chair, bookcase, wardrobe, bedside table and lamp. Also there is a furnished conservatory. A bills inclusive package is available for an extra fee.

Being 0.4 miles way from Wilmslow Road means there is a large Sainsbury's nearby alongside many different food and drink outlets, including: Revolution Bar, Font and Nando's. Equally, the 41 and 143 buses provide easy access to the City centre and Universities.



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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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£2,340 PCM

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