

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92+ 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		
England & Wales		EU Directive 2002/91/EC

Student Property

Demesne Road, Manchester

£360

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Demesne Road, Manchester, M16 8PH

£360

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Individual double bedroom including all bills. Montgomery House offers communal student living set within communal grounds and 0.3 miles from Alexandra Park. 0.2 miles from the 101, 102 & 103 Bus Routes where you can reach Manchester University, Oxford Road and Manchester Academy.

The living space is fully furnished, redecorated and newly carpeted with double bed, sink, wardrobe and desk as well as a welcome pack full of essentials and treats to help you settle in. Each floor benefits from a communal kitchen with several sinks, ovens, hobs, fridges and freezers as well as ample storage space to keep all your food and kitchen utensils. The communal bathrooms provide usage of baths and showers with cubicle toilets (there are male & female toilets on each floor). A use of laundry facilities is also available with access to a washing machine and tumble dryer. The price is inclusive of all bills.

This property is conveniently located off of Princess Parkway,, which provides you access to major bus routes into the City Centre and towards the Universities. It is a 0.3 miles from Asda and has easy access to the M60.



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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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TOTAL APPROX. FLOOR AREA 141 SQ.FT. (13.1 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
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City Centre and North Manchester
Sales Team 0161 236 8606
Rentals Team 0161 236 0202
city@homes4u.co.uk

South Manchester and Cheshire
Sales Team 0161 448 4805
Rentals Team 0161 448 0090
southmanchester@homes4u.co.uk

@homes4u

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