



Flat 1, 32 Swinton  
Grove  
Manchester  
M13 0EU



# Flat 1, 32 Swinton Grove

## £845 Per month

STUDENT PROPERTY AVAILABLE ON 01/07/26

This very unique 6-bedroom duplex apartment is just a short walk from the university and MRI, set within a beautifully restored historic building. Full of original features, including high ceilings, French solid oak parquet flooring, and timber cladding, it blends character with modern comforts.

The sleek modern kitchen features quartz countertops, a large island, and a built-in dining window seat in the bay window, perfect for socialising or studying. There are two bathrooms, combining modern tiling with traditional wooden panelling and British larch cladding for a stylish finish.

All six bedrooms are doubles, with all bills included, no deposit required, and communal cleaning provided. Additional features include electric gates, a shared garden, and a suntrap at the front.

This apartment offers a rare combination of historic charm and modern student living.

- NO DEPOSIT
- ALL BILLS INCLUDED
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT C OR ABOVE
- SHORT WALK FROM UNIVERSITY

Local Authority  
Manchester

Council Tax Band Exempt

EPC Rating C

Contact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	