



## 45 Bombay Street , Manchester, M1 7AT

**\*\*AVAILABLE NOW\*\***

**\*\*PLEASE DO NOT ENQUIRE IF YOU ARE LOOKING FOR 2026 ACADEMIC TERM / YEAR AS THE PROPERTY IS AVAILABLE TO MOVE INTO NOW \*\***

3 BEDROOM, 2 BATHROOM Spacious apartment on the 4TH FLOOR of the highly sought after SACKVILLE PLACE. Ideal location for Professionals or Students

**\*\*THE PROPERTY WILL ONLY BE LET FOLLOWING A PHYSICAL VIEWING BEING CARRIED OUT BY THE APPLICANT OR THEIR REPRESENTATIVE\*\***

**\*\*NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED\*\***

**£1,700 Per Calendar Month**

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- 3 large bedrooms
- Separate fully fitted kitchen
- Ideal for professionals or students
- Deposit Free Option Available
- Family bathroom and ensuite
- Double glazing throughout
- Secure parking available at an additional £100.00pm
- Spacious lounge area
- Seconds from Manchester University
- Available now, act fast!



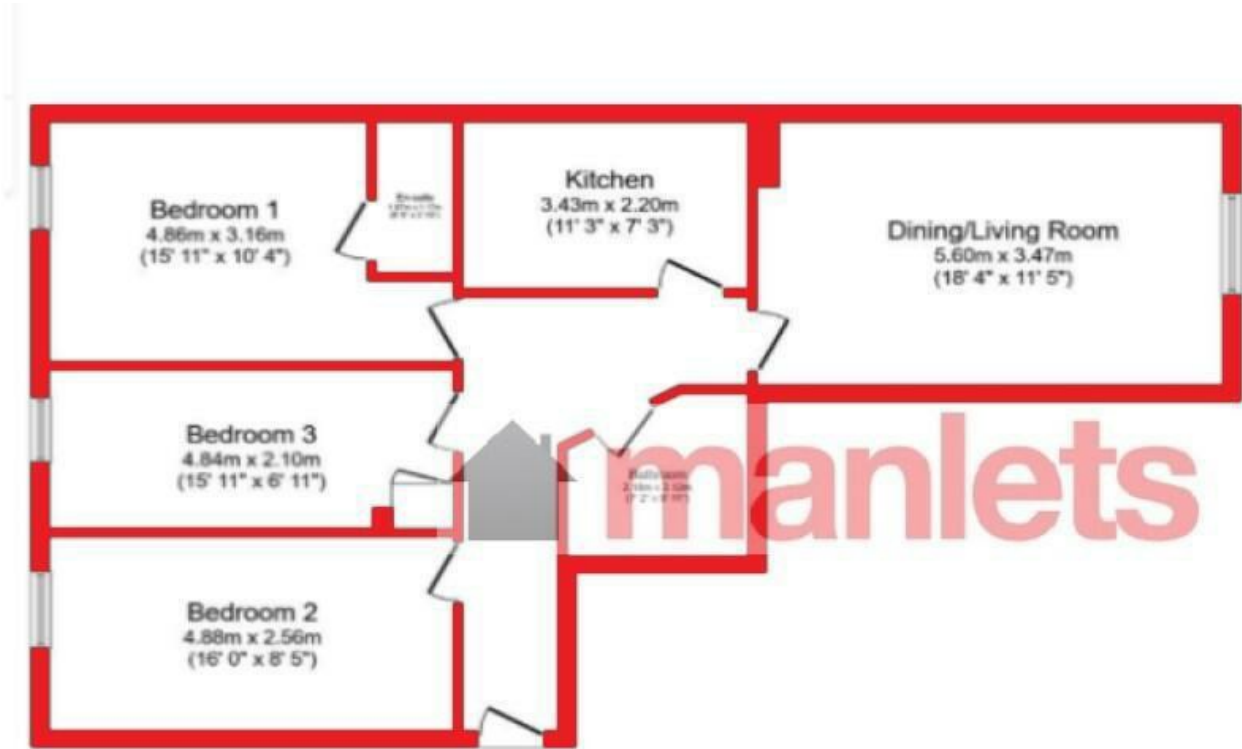
**Directions**







Floor Plan



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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