



**202 AGE CROFT HOUSE 34 COPPERAS STREET  
MANCHESTER, M4 1BJ**

**£995 PCM**

Exclusive to Buckley Frayne. Agecroft House is located in the very heart of the Northern Quarter with access to both Piccadilly and Victoria train stations within minutes walk and on the door step of Shudehill Metrolink and bus station. The development also has a plethora of restaurants, bars, boutiques and art galleries close by and is just a stones throw from Manchester's main shopping district on Market Street. This Studio apartment is located on the 2nd floor and briefly comprises: entrance hall, open plan living room with a new fully fitted kitchen, one double bedroom and a modern bathroom. Fully Furnished. Available 14th May 2024.

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TOTAL APPROX. FLOOR AREA 430 SQ.FT. (39.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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