



**36 LANCASTER 80 80 PRINCESS STREET
MANCHESTER, M1 6NF**

£1,250 PCM

A Stunning Victorian conversion on Princess Street located on the sixth floor, One large double bedroom with an additional mezzanine guest bed deck, good size living room , modern fitted kitchen, bathroom with a separate shower. Furnished to a good standard ,close to Piccadilly Station and Universities. Available 12th of August 2024.

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1ST FLOOR
APPROX. FLOOR
AREA 8.0 SQ.M.
(86 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 45.4 SQ.M.
(489 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.4 SQ.M. (575 SQ.FT.)

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			
(69-80) C		69	71
(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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