

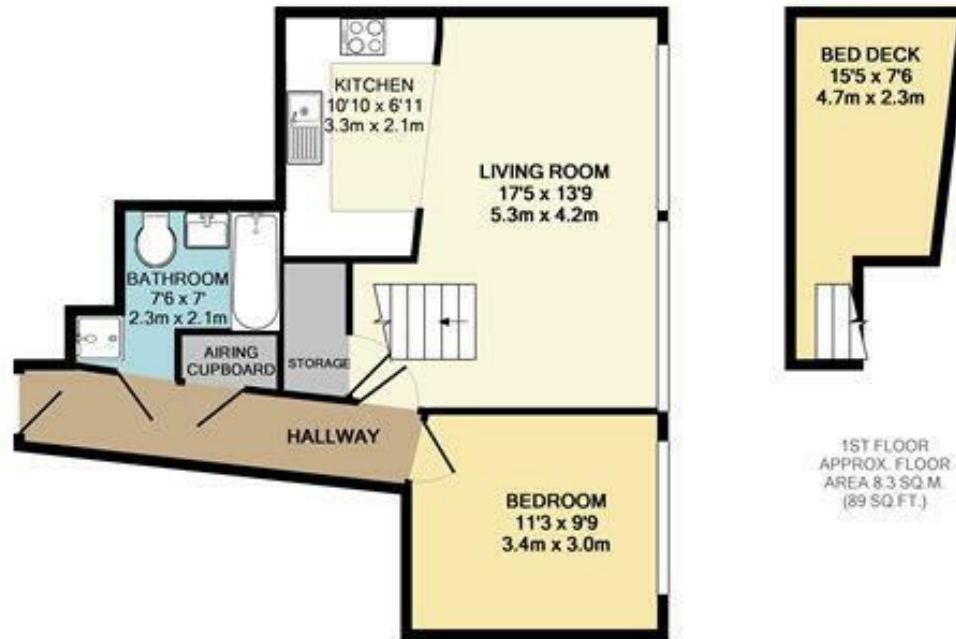


**32 LANCASTER 80 80 PRINCESS STREET  
MANCHESTER, M1 6NF**

**£1,325 PCM**

A Stunning Victorian conversion on Princess Street located on the sixth floor, Large double bedroom and a mezzanine guest area, good size living room , modern fitted kitchen, bathroom with a seperate shower. Fully furnished to a high standard ,close to Piccadilly Station and Universities includes an allocated PARKING SPACE. Available 23rd August 2024

**buckleyfrayne**



GROUND FLOOR  
APPROX. FLOOR  
AREA 48.4 SQ.M.  
(521 SQ.FT.)

TOTAL APPROX. FLOOR AREA 56.6 SQ.M. (610 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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