



## 303 AGE CROFT HOUSE 34 COPPERAS STREET MANCHESTER, M4 1HS

£1,450 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 the Metrolink and bus station. The development is bang in the middle of the Northern Quarter's famous restaurants, bars and stylish shops and only a stones throw from Manchester's main shopping district on Market Street. This top floor apartment briefly comprises: entrance hall leading to a spacious open plan lounge/dining room, large balcony, separate fully fitted kitchen with integrated appliances, two large double bedrooms with an en-suite off the master bedroom and there is a further modern main bathroom. These properties are managed to a very high standard. Fully Furnished. Available 15th November 2024

**buckleyfrayne**



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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) <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 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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