




**31 MONTANA HOUSE 136 PRINCESS STREET
GREATER MANCHESTER, M1 7AF**

£1,250 PCM

Montana House is perfectly situated just off Princess Street, which is located in the very heart of the City Centre, close to the University Campus and both Piccadilly and Oxford Rd stations. The property briefly comprises; entrance hallway, open plan lounge/dining area, fully fitted kitchen, two double bedrooms and a modern bathroom. Fully Furnished. Available 3rd June 2025.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
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

Manchester Office Lettings
6-14 Great Ancoats Street
Northern Quarter
Manchester
M4 5AZ

0161 236 0004
mark.buckley@buckleyfrayne.co.uk
www.buckleyfrayne.co.uk

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