



## Montgomery House Demesne Road, Manchester, M16 8PH Offers Over £20,000

**\*\*TENANTED ROOM FOR SALE IN VERY POPULAR STUDENT LOCATION\* GOOD INVESTMENT POTENTIAL\*\*** Sanderson James are delighted to offer a room for sale in Montgomery Home on Demesne Road. The property is surrounded by key landmarks that potential tenants will be looking for when wanting to commute to the city centre or to the universities. It is a few moments' walk away from Princess Road and is overlooking Alexandra Park. Within the building included with the room is a communal kitchen with all appliances, communal area for occupiers to sit & also a gym at no extra cost. The room itself is a good size double with space for a desk and wardrobe. There is also a sink within the room and a window overlooking the large gardens which surround the property. The communal living area has French doors leading out onto the patio which would be ideal for tenants to use in the summer. Montgomery House is designed specifically for students and offers over 200 rooms available to rent. The whole building is managed by a non-profitable organization to ensure its investors are able to make a solid return on their room each year. The room is currently tenanted and is rented with bills included. Viewings are welcomed and can be arranged by contacting Sanderson James on 0161 256 0808. We look forward to hearing from you.







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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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