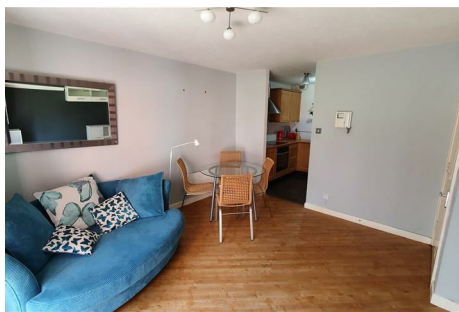




12 Granby Village

Samuel Ogden Street, Manchester, M1 7AX

AVAILABLE 10th SEPTEMBER - VIDEO TOUR ATTACHED - Fully furnished 2 Bedroom 1 Bathroom apartment on 2nd floor of VENICE COURT, Balcony, Concierge, Leisure Facilities - Not To Be Missed!!

NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED

No Pets Allowed as per the head lease of the development

Utility Bills NOT included (only water rates)

Welcome to this delightful two-bedroom apartment located in the highly sought-after Venice Court, M1 7AX.

£1,375 PCM

12 Granby Village

Samuel Ogden Street, Manchester, M1 7AX



- **DEPOSIT FREE OPTION AVAILABLE**
- FULLY FURNISHED
- CONCIERGE
- OPTIONAL SECURE PARKING - £100.00PM
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN WITH WASHER/DRYER & DISHWASHER
- BALCONY
- 1 FULLY TILED BATHROOM
- ON-SITE LEISURE CENTER (GYM, POOL, SAUNA, GAMES ROOM)
- SUITABLE FOR STUDENTS OR PROFESSIONALS



Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT
Tel: 01612388978 Email: info@manlets.com <https://manlets.com/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		