



329 Great Western
Street
Manchester
M14 4AN



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£780 Per month

£180 pppw - Excluding bills
£195 pppw - Inclusive of all bills

Be the first to live in this exceptional and completely renovated 5 double bedroom duplex apartment, ideally located just a short walk from The University of Manchester.

Set over two spacious upper floors, this unique property has been finished to an outstanding standard throughout following a full brand-new renovation. The layout is perfectly suited to student sharers, offering five generously sized double bedrooms, all designed with comfort and practicality in mind.

The property features a bright and contemporary open-plan living, dining and kitchen area, creating a sociable central hub ideal for relaxing, studying and entertaining. The stylish modern kitchen flows seamlessly into the communal space, making it perfect for shared living.

There are two sleek, high-spec bathrooms finished with a combination of neutral stone tiling and striking floor-to-ceiling panelling, delivering a clean and modern aesthetic.

Situated in an unbeatable location next to Whitworth Park and Whitworth Art Gallery, the apartment also benefits from immediate access to shops, cafes, bars and excellent public transport links. Everything students need is right on the doorstep.

A rare opportunity to secure a high-quality, spacious student home in one of Manchester's most sought-after areas.

Early viewing highly recommended.

IMAGES ARE FOR ILLUSTRATION PURPOSES TAKEN FROM A PROPERTY WITH A SIMILAR SPEC

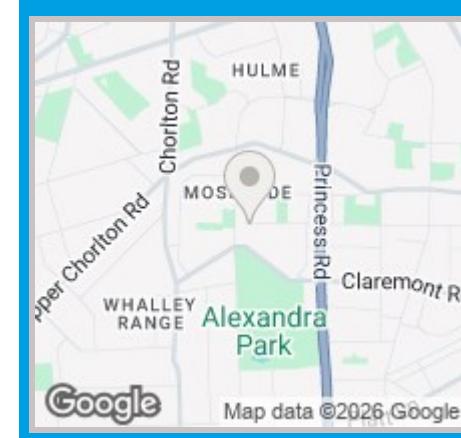
- BILLS PACKAGE AVAILABLE
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- PRIME LOCATION

Local Authority
Manchester

Council Tax Band Exempt

EPC Rating D

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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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC