manlets

Residential Lettings & Property Management



TO LET







37, The Gallery 22/26 Blackfriars, Salford, Manchester, M3 5JS

£1,100 PCM

- **DEPOSIT FREE OPTION AVAILABLE**
- 1 BATHROOM
- FITTED KITCHEN WITH WASHER/DRYER & DISHWASHER
- CLOSE TO VICTORIA & SALFORD TRAIN STATION
- OPTIONAL SECURE PARKING - £100.00PM
- LARGE DOUBLE BEDROOM WITH STORAGE
- FULLY FURNISHED
- SUITABLE FOR STUDENTS & PROFESSIONALS
- IDEAL CITY CENTRE LOCATION



Total floor area 39.0 sq. m. (420 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the tot square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Directions

THE PROPERTY

AVAILABLE FROM 14th DECEMBER - VIDEO TOUR ATTACHED - PHYSICAL VIEWINGS ONLY MANLETS are pleased to offer this 2nd floor 1 bedroom, 1 bathroom apartment in The Gallery Building.**

NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED

NO Pets Allowed due to building Head Lease Restrictions

**Utility Bills are NOT INCLUDED in any rental payment

Long term tenancy preferred

Nestled in the vibrant heart of Manchester City Centre, The Gallery Building presents an exceptional opportunity to reside in a stylish one-bedroom apartment.

Available from the 14th of December, this second-floor residence spans 474 square feet and is perfect for professionals or mature students seeking the excitement of city living.

Upon entering, you will find a well-appointed open-plan lounge and kitchen area, designed for both comfort and functionality.

The space is fully furnished, ensuring a seamless transition into your new home.

The generous double bedroom offers a peaceful retreat, while the modern bathroom features an overhead shower, catering to your daily needs.

Living in this apartment means you are just a stone's throw away from Manchester's award-winning bars, restaurants, theatres, and shopping venues.

The vibrant atmosphere of the city is at your doorstep, making it an ideal location for those who wish to immerse themselves in the urban lifestyle.

SITUATION

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