



471 Wilmslow Road  
Manchester  
M20 4AN



# 471 Wilmslow Road

## £758 Per month

Brand new for Summer 2026 - unique eight-bedroom duplex apartment

Brand new for Summer 2026, this totally unique eight-bedroom duplex apartment sits directly on Wilmslow Road in the heart of Withington, offering unbeatable access to local cafés, bars and transport links. Spanning two beautifully designed floors, the property blends contemporary luxury with striking character features, including French solid oak parquet flooring, exposed brickwork, original period details, wooden cladding and an open fireplace that creates an exceptional focal point in the main living space.

The apartment offers eight spacious double bedrooms and an epic open-plan living and kitchen area designed for sociable student living. Every element has been crafted to deliver a standout home unlike anything else on the market. All bills are included in the rent, along with seasonal cleaning, and there is no deposit to pay, making this a hassle-free and highly desirable choice for the 2026 academic year.

This is a rare opportunity to secure a truly one-of-a-kind student property in one of Manchester's most sought-after locations.

- NO DEPOSIT
- ALL BILLS INCLUDED
- COMMUNAL CLEANING
- ALL DOUBLE BEDROOMS
- GREAT ACCESS TO LOCAL AMENITIES

Local Authority  
Manchester

Council Tax Band Exempt

EPC Rating G

### Contact

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| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (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                     |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|---|-------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (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 <sub>2</sub> emissions |                   |
| England & Wales   |                   |
| EU Directive 2002/91/EC   |                   |