



**63 PRINCESS HOUSE 144 PRINCESS STREET
MANCHESTER, M1 7EP**

£1,995 PCM

A stunning three bed duplex apartment located in the popular Education Quarter with easy access to all the main University buildings. On the lower floor the apartment consists of a large open plan lounge and dining area with views of the city, a separate modern fully fitted kitchen, master bedroom with ample wardrobe space and a modern ensuite. On the upper floor there is a second double bedroom with an ensuite bathroom, a large study area with a further mezzanine bedroom. Fully Furnished. Secure Underground Parking. Available 15th July 2026.

buckleyfrayne



GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The balance, quality and appearance shown hereon shall not be guaranteed and no guarantee is made in their capacity or efficiency and no plan is made with them as shown.



| Energy Efficiency Rating | | |
|---|--------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 62 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive | |
| | 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Lettings
6-14 Great Ancoats Street
Northern Quarter
Manchester
M4 5AZ

0161 236 0004
mark.buckley@buckleyfrayne.co.uk
www.buckleyfrayne.co.uk

buckleyfrayne