



drake & co  
ESTATE AGENTS



## MARTIN HOUSE CONYNGHAM ROAD MANCHESTER

**£1,100 PCM**

Student Accommodation Available 1st July 2026 £1100pcm

This middle floor one bedroom apartment has been recently redecorated to a high standard. There is a large double bedroom, a tiled bathroom as well as a spacious dining lounge, and kitchen with all of the facilities that you will need. Tenants also benefit from off road parking, CCTV and buzzer/telephone entry system. Located on the popular Conyngham Road in Victoria Park, tenants can travel easily to Manchester City Centre and the universities using public transport or walking.

Property Reference: P1075

- 12 month tenancy
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Tenant to arrange their own utilities

Don't miss out, contact the office and quote the property reference above to book your viewing today!

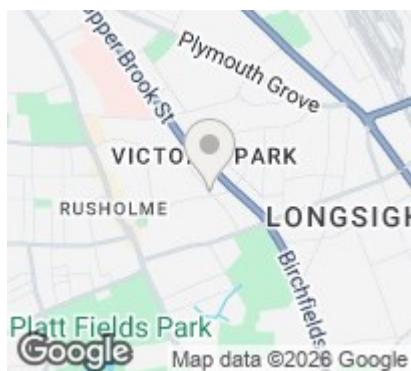
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



- 1 Bedroom • Apartment • Victoria Park • Fully furnished • 1 Bathroom/shower room • Allocated parking available • Bills not included • Entryphone







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D      Council Tax Band: A**

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

Drake & Co  
 Anson Parade  
 161a Dickenson Road  
 Rusholme  
 Manchester  
 M14 5HZ

0161 224 2134  
 info@drakes.co.uk  
<https://www.drakes.co.uk/>

