



63 PRINCESS HOUSE 144 PRINCESS STREET MANCHESTER, M1 7EP

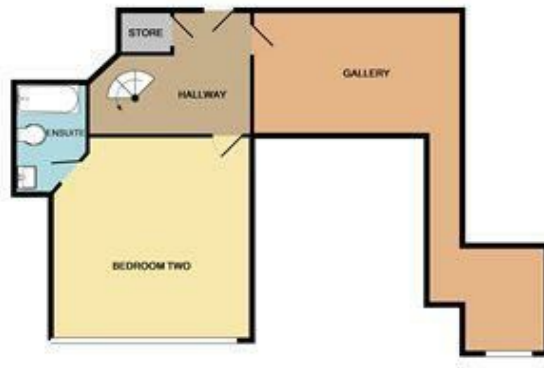
£1,995 PCM

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.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The balconies, gardens and appliances shown herein are not meant to be taken as a guarantee as to their condition or efficiency and are given as is. Made with SketchUp (2015)



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

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