



## Cotton Square, Claremont Road, Manchester

£1,100 PCM

Now is your chance to rent this superb two-bedroom apartment in Cotton Square – an ultra-popular development ideally located within easy reach of Manchester city centre and close to several University buildings.

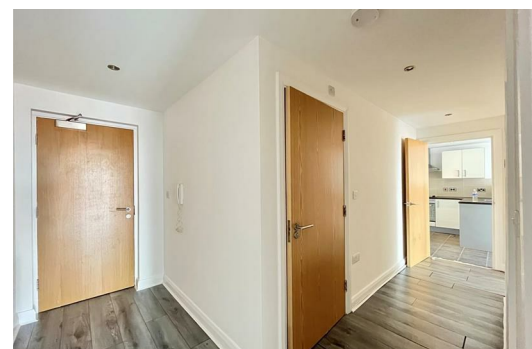
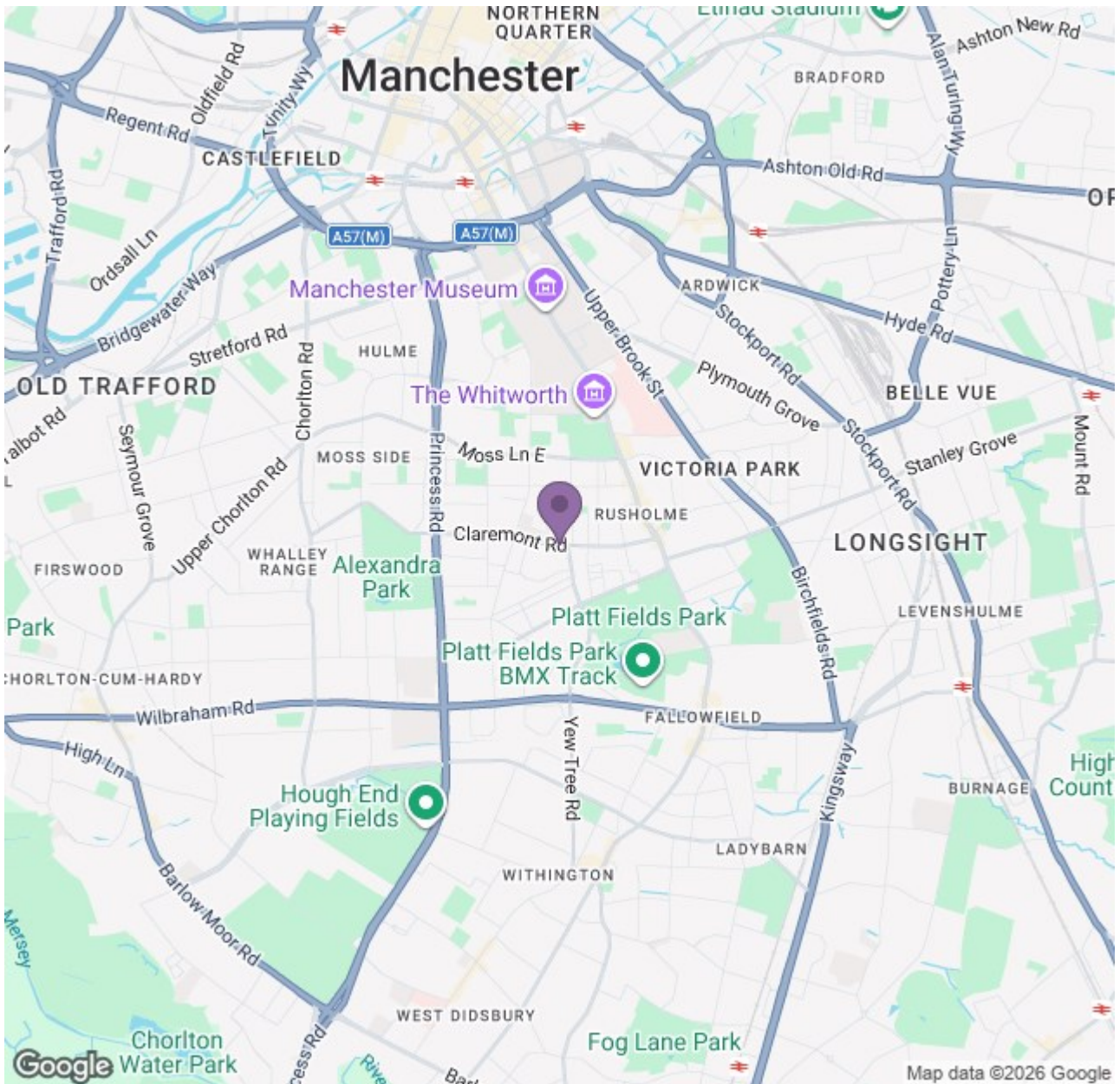
Inside, the apartment boasts a generously sized open-plan lounge and kitchen, filled with natural light from large, bright windows that create an airy and welcoming feel throughout. Both double bedrooms are well proportioned, complemented by a sleek, modern family bathroom as well as the added convenience of a separate WC.

Offered fully furnished, this home allows you to drop your bags and move straight in. It also benefits from its own dedicated parking space – This apartment offers everything you could need from city centre living.

*\*Marketing images used for advertising purposes. Fixtures & furnishings may vary.*

Available Now  
Deposit: £1,260  
Council Tax Band: B  
Furnished





| Energy Efficiency Rating |       | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|-------|------------------------------------------------|-------|
| Band                     | Score | Band                                           | Score |
| A                        | 89-95 | A                                              | 35-47 |
| B                        | 81-88 | B                                              | 28-34 |
| C                        | 69-80 | C                                              | 22-27 |
| D                        | 62-68 | D                                              | 16-21 |
| E                        | 55-61 | E                                              | 10-15 |
| F                        | 49-54 | F                                              | 7-9   |
| G                        | 45-48 | G                                              | 3-6   |
| H                        | 35-44 |                                                |       |
| I                        | 21-34 |                                                |       |

England & Wales  
2020-2023 EPC