manlets

TO LET



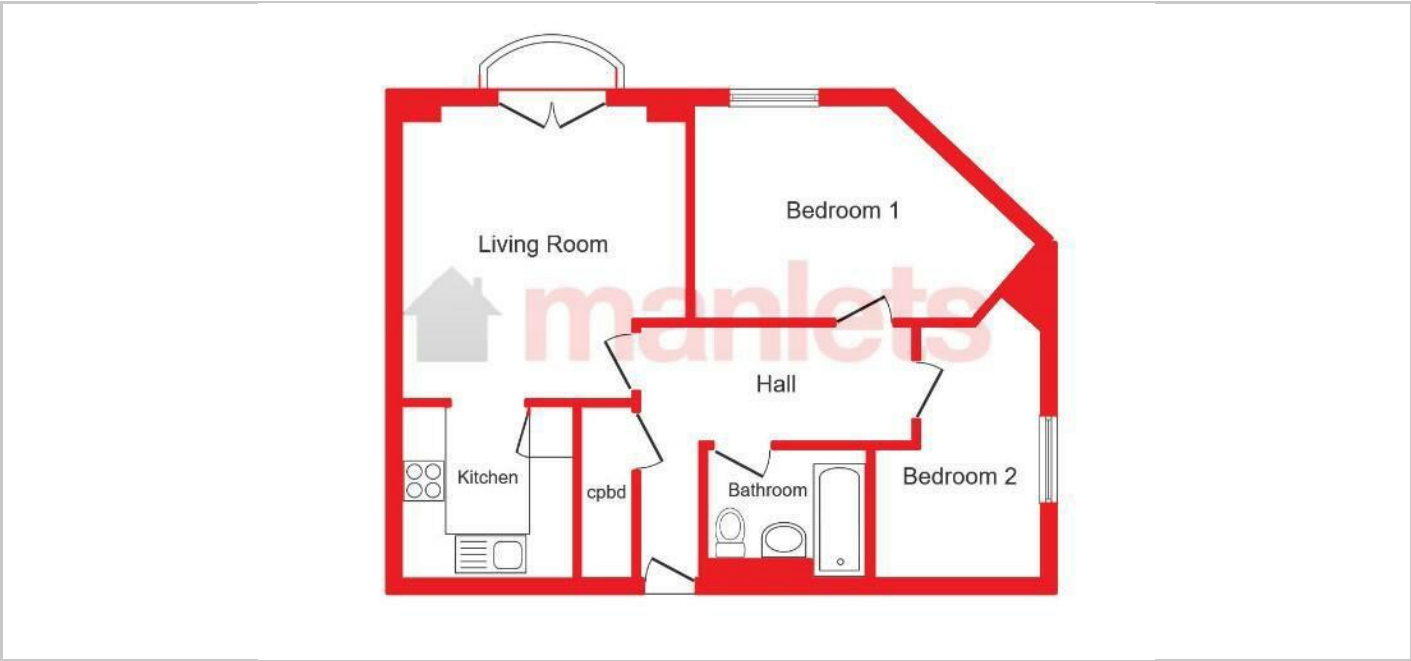




22, Venice Court Samuel Ogden Street, Manchester, M1 7AX

£1,300 PCM

- **DEPOSIT FREE OPTION AVAILABLE**
- 1 FULLY TILED BATHROOM
- FITTED KITCHEN WITH WASHER/DRYER
- RESIDENTS LEISURE FACILITIES
- SUITABLE FOR STUDENTS OR PROFESSIONALS
- 2 DOUBLE BEDROOMS
- FULLY FURNISHED
- BALCONY
- CONCIERGE
- OPTIONAL SECURE PARKING - £100.00PM




## Directions

## THE PROPERTY

*AVAILABLE NOW* - Fully furnished 2 Bedroom 1 Bathroom apartment on 2nd floor of VENICE COURT, Balcony, Concierge, Leisure Facilities - Not To Be Missed!!

***NO CORPORATE LETTING or SHORT-TERM LETTINGS ALLOWED***

**No Pets Allowed as per the head lease of the development**

Utility Bills NOT included (only water rates)

Nestled in the heart of Granby Village, this splendid two-bedroom apartment at Venice Court offers a perfect blend of comfort and convenience.

Available from the 10th of September, this fully furnished residence spans an impressive 560 square feet and is situated on the second floor, providing a delightful balcony that overlooks a tranquil courtyard.

The apartment features two generously sized bedrooms, each equipped with ample storage, ensuring that you have plenty of space for your belongings.

The fitted kitchen comes complete with a washer/dryer, making daily chores a breeze. The inviting reception room is perfect for relaxation or entertaining guests, creating a warm and welcoming atmosphere.

Residents of Venice Court benefit from a concierge service and leisure facilities, enhancing the overall living experience.

The location is particularly advantageous, with easy access to the vibrant City Centre and just a short stroll to Piccadilly, making it ideal for those who enjoy the hustle and bustle of urban life.

Utility bills are not included, with the exception of water rates.

## SITUATION

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