



# 18 SOUTH GROVE MANCHESTER

£165 Per Week

STUDENT ACCOMMODATION -Half Rent for July & August  
Flexible Move In Date (1st July - 1st September)

Rent: £165.00ppw (£715 per person per calendar month) includes all bills (Gas, Water, Electric, TV License & Super-fast Fibre Broadband)  
Deposit: £700 per person  
To secure your tenancy, each prospective tenant must pay a holding deposit.

Drake & Co are delighted to present this fantastic five double-bedroom property, conveniently located behind Tesco Express on Upper Brook Street near Hathersage Road. Our office is locally located, where our professional staff are dedicated to supporting our tenants.

Having grown up (from childhood) in this central, vibrant and convenient area, the landlord has developed an impressive portfolio of high-spec properties, from luxury one-bedroom apartments to spacious HMO licensed houses.

FREE Residents Parking Permit: [www.manchester.gov.uk/info/500347/resident\\_parking\\_schemes/8423/ardwick\\_resident\\_parking\\_scheme](http://www.manchester.gov.uk/info/500347/resident_parking_schemes/8423/ardwick_resident_parking_scheme)

Close To  
•Manchester City Centre, Fallowfield, Rusholme, Hulme  
•Manchester Central Hospital Complex - ST. Mary's MRI  
•The Warehouse project, The Academy, Factory, Hidden, 42s, 256, The Deaf Institute and Guilty.  
•The Student Union, The Toast Rack, Joshua Brooks, Gay Village




• 5 Double Bedroom House in Chorlton on Medlock with Half Rent • Fitted Kitchen - Double Sink - Washing Machine - Grill  
Microwave - American Style Fridge Freezer • 1st-floor Bathroom, Shower & WC - 2nd-floor Shower Room & WC • Wool Carpets -  
Swivel Chairs - Office Desk - Gas Central Heating - Double Glazed



- Full Hard Wire FIRE Security System - Break Glass Points - 1/2 Hour Internal Fire Doors - Kitchen Fire Blanket
- Rear Yard with Basket Ball & Net - Cycle Point - BBQ
- SUPER-FAST FIBRE Wireless Broadband Ready
- 42" Flat Screen TV - FreeSat - DVD - Intercom
- Designer Leather Sofas
- Semi Orthopaedic Beds





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**EPC Rating: C    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

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