

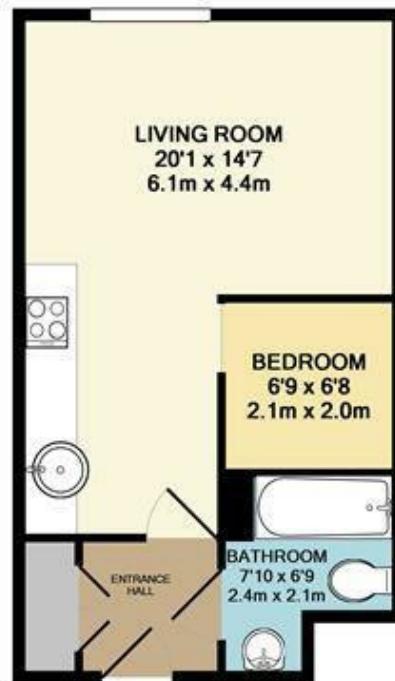


1 LINCOLN GATE 39 RED BANK MANCHESTER, M4 4AB

£995 PCM

A beautiful compact first floor studio apartment located in the Green Quarter which is a short walk to Market Street, Deansgate and Victoria Train station. The property briefly comprises; spacious living room with a corner sofa and dining table, fully fitted kitchen with integrated appliances, bedroom area and a three piece bathroom with shower over bath. Fully furnished to a very high standard. Available 13th March 2026.

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TOTAL APPROX. FLOOR AREA 359 SQ.FT. (33.4 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 82 | 85 |
| (55-68) D | | |
| (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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