



## 19 VENICE COURT SAMUEL OGDEN STREET MANCHESTER, M1 7AX

£1,275 PCM

A beautiful and recently updated second floor apartment. The accommodation comprises a spacious living room open to a fitted kitchen with integrated appliances. There is one large double bedroom, and finally a recently renovated family bathroom. Located on Samuel Ogden Street in the heart of the City Centre, and within walking distance of Oxford Road station and just off the Inner Ring Road for commuters. Fully furnished and suitable for either a couple or single person. Secure allocated parking space with the development further benefitting from shared on site gym and pool facilities. Available 26th September 2025.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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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