



7 PRINCESS HOUSE 144 PRINCESS STREET MANCHESTER, M1 7EP

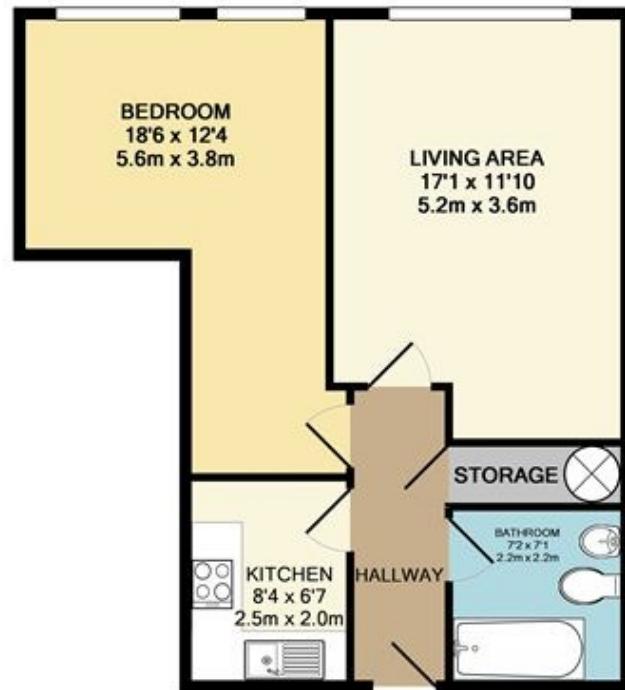
£170,000
LEASEHOLD

Welcome to Princess House, a charming first-floor apartment located in the heart of the vibrant City Centre, within the sought-after Education Quarter. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern urban lifestyle.

As you enter the apartment, you are greeted by a spacious living room that boasts stunning city views, providing a picturesque backdrop for your daily life. The generous size of the living area allows for versatile furniture arrangements, making it a perfect space for both relaxation and entertaining guests.

The apartment features a large bedroom, designed to be a tranquil retreat after a long day. With ample space for storage and personal touches, this room is sure to become your personal sanctuary. The separate bathroom is well-appointed, offering both functionality and privacy.

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TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 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	73	74
(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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