

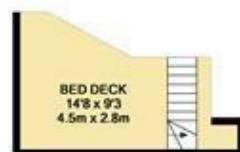


**1 LANCASTER 80 80 PRINCESS STREET
CITY CENTRE, M1 6NF**

£1,250 PCM

LARGE stunning conversion situated in the heart of the City Centre. This first floor apartment briefly comprises: spacious living room with high ceiling, separate kitchen, large master bedroom and second mezzanine level guest area above the kitchen. Fitted bathroom with separate walk in shower. Secure Allocated Parking Space. Fully Furnished to a very high standard. Available 17th June 2025.

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1ST FLOOR
APPROX. FLOOR
AREA 98 SQ.FT.
(9.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained within, measurements of rooms, windows, doors and any other items are approximate and no reliance should be 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	70	72
(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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