

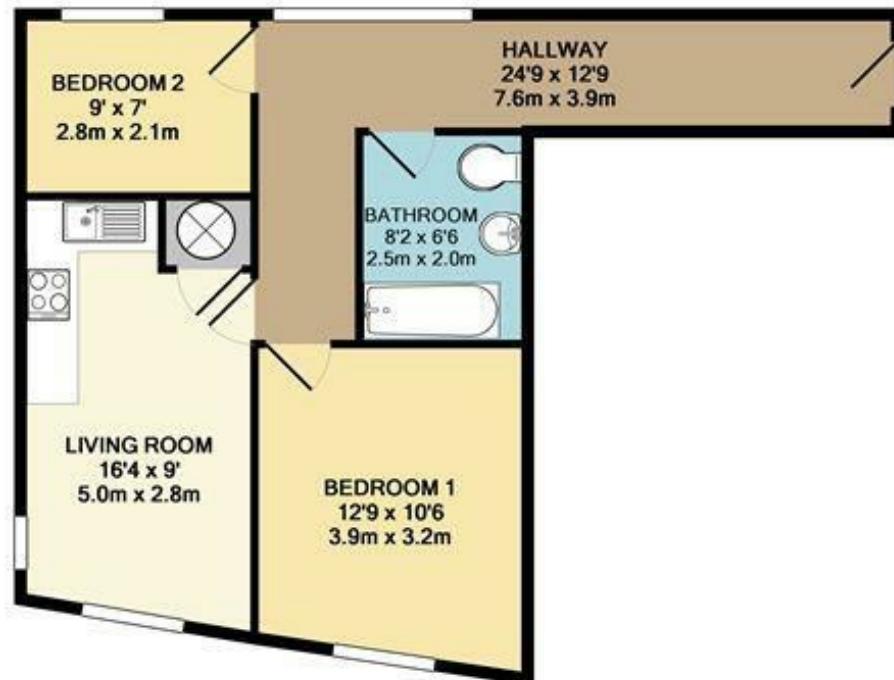


## 4 MONTANA HOUSE 136 PRINCESS STREET GREATER MANCHESTER, M1 7AF

£1,250 PCM

A stunning and spacious upper ground floor apartment located in the popular Education Quarter with easy access to all the main University buildings and a short walk from the heart of the city centre. This property briefly comprises of a spacious living room that is open plan to a gorgeous kitchen, one true double bedroom with decent wardrobe space and a further single bedroom, that apartment is finished off with a main bathroom suite that has a shower over the bath. This property would be ideally suited for both professionals and students due to its close proximity to the universities and major transport links. Fully furnished and available 2nd September 2025.

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TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 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	71	78
(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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