



Schuster Road, Victoria Park, Manchester, M14 5LX

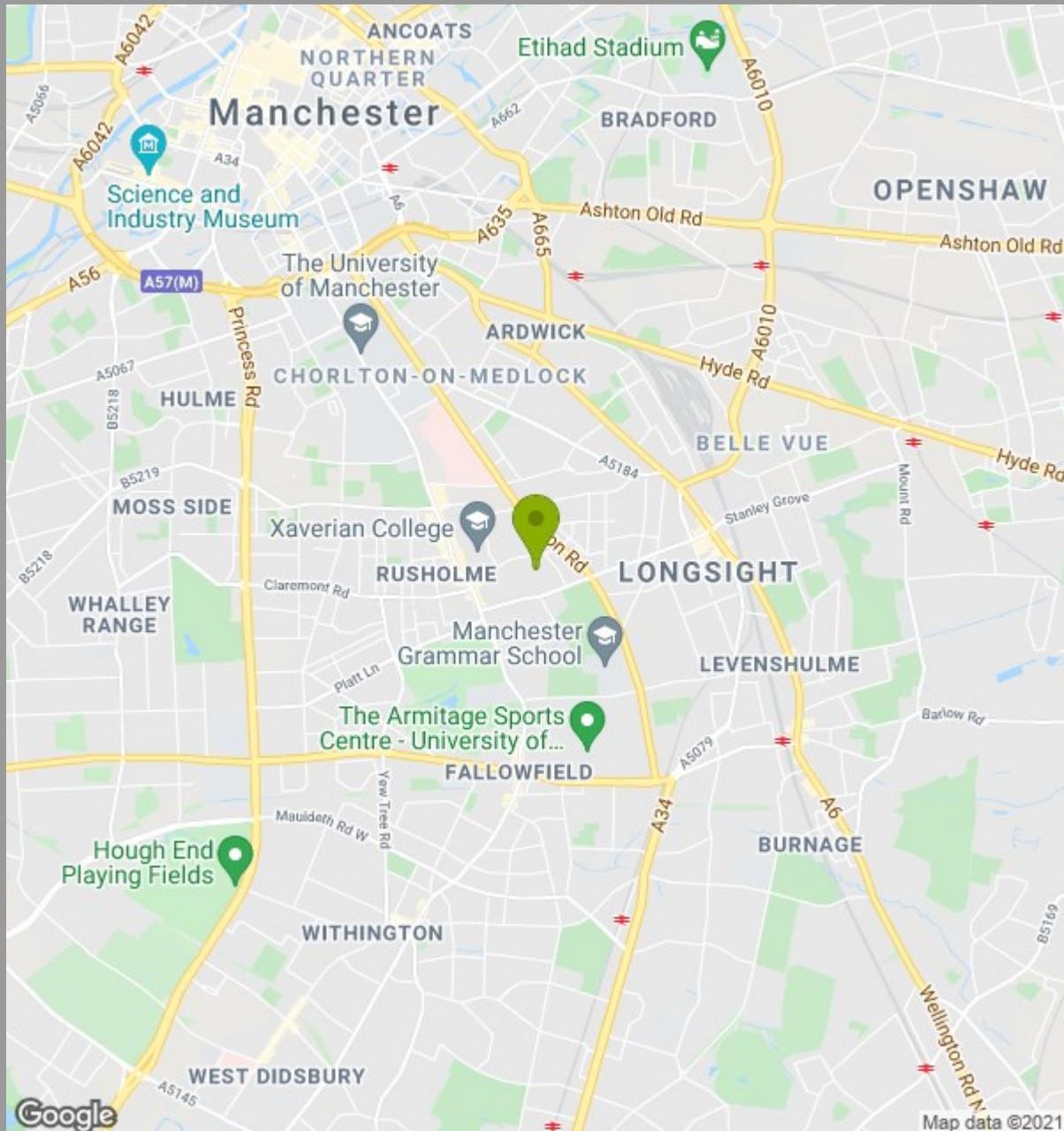
A fully furnished, double bedroom, duplex apartment. Benefiting from two bathrooms, large living area and separate living area.

An immaculate modern Mews style house located in Victoria Park is offered for rent fully furnished for the academic year. There is a spacious open plan entertaining area and a separate fitted kitchen. The three double bedrooms are furnished with double beds and free standing furniture one of which has an en-suite shower room, a modern bathroom suite which has tiled walls and lino flooring and a downstairs WC. The property is fully double glazed, gas central heated.

The property is only under half a mile walk to Wilmslow Road and approximately 20 minutes walk to the Universities. Manchester Royal Infirmary and links to public transport are also within walking distance as are a variety of shops, food outlets and supermarkets.

**£1,350 PCM**

- STUDENT LET FOR THE ACADEMIC YEAR
- Fully furnished
- Mews style house
- Double bedroom
- Separate living area
- Separate kitchen
- Bathroom and separate W.C
- On street parking



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| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (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 |           |



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