

Park Lane

Your Local Estate Agent

Residential & Commercial Property



45 Henbury Street
, Manchester, M14 7JE

AVAILABLE NOW* *WATER BILL INCLUDED Park Lane Estate Agents are pleased to offer To Let this well-presented, one-bedroom ground-floor apartment on Henbury Street, perfectly positioned for access to a wealth of amenities including Manchester Royal Infirmary, Alexandra Park, shops, restaurants, bars and transport links. The apartment is situated within a converted end-of-terrace property and is uPVC double-glazed throughout and warmed via electric heating. In summary, the internal accommodation comprises an entrance hallway, kitchen/lounge, bedroom and bathroom. Contact us now to arrange your viewing!

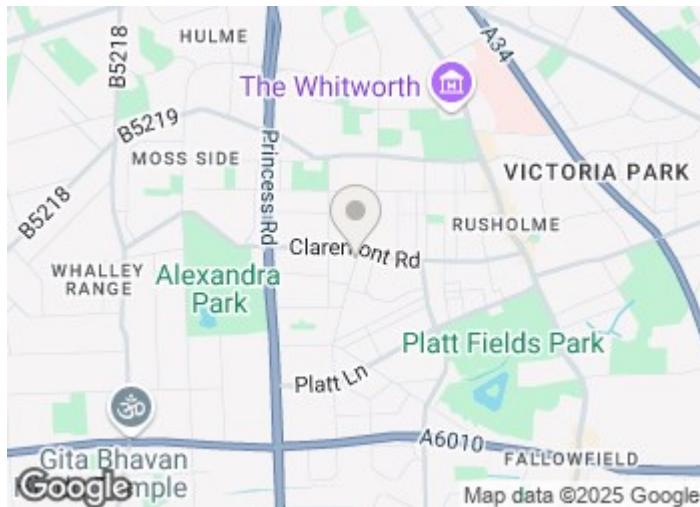
£900 Per Calendar Month

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, Manchester, M14 7JE



- AVAILABLE NOW
- PERFECTLY POSITIONED FOR ACCESS TO MRI AND TRANSPORT LINKS
- WATER BILLS INCLUDED
- UPVC DOUBLE GLAZED THROUGHOUT AND WARMED VIA ELECTRIC HEATING
- COUNCIL TAX EXEMPT
- CONTACT US NOW TO ARRANGE YOUR VIEWING



Directions



Floor Plan

GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



ONE BEDROOM APARTMENT

TOTAL FLOOR AREA : 329 sq.ft. (30.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	