



**£122** Per Person Per Week

Ladybarn Lane, Fallowfield

Apartment | 12 Bedrooms | 4 Bathrooms





# Step Inside

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## Key Features

- 12 Bedrooms
- 4 Bathrooms
- Quality fittings & furnishing throughout
- Double glazing & Gas central heating
- Easy access to City Centre & UNI
- Close to Public Transport
- Close to Amenities
- Half Rent for July & August
- Available 1st July 2024
- Reference Number: 92573

## Property Description

AVAILABLE FOR NEXT ACADEMIC YEAR 2024! TWO THREE-BEDROOM FLATS AND ONE SIX-BEDROOM FLAT IN ONE BUILDING ARE AVAILABLE TO RENT TO A GROUP OF 12 PEOPLE. These flats are well presented with plenty of space, it features large fully furnished double bedrooms. This property has been specially developed with attention to the specific needs of students. The state of the property with respect to furnishings and fixtures may vary from the description in the advertisement. The responsibility to confirm the details in the description rests with the individuals viewing the property. Please confirm the details mentioned in the advertisement with the agent carrying out the viewing on the day of the viewing.

## Main Particulars

Well presented **3+3+6 bedroom apartments situated next to each other** available for **NEXT ACADEMIC YEAR 2024, 1st of July**, Ladybarn Lane, Fallowfield, M14 6NQ.

This is a new build only a few years old and is part of a luxury new build, which has been built, finished, and furnished to an extremely high standard.

Most say that this building is amongst the best accommodations in student Manchester.

- Bedrooms 12 All very good size bedrooms with double bed, wash hand basin and hot and cold water, TV Antenna & broadband Internet
- Large Lounge & Dining Area Fully furnished with black leather etc.
- furniture, laminate flooring TV extra-large flat Widescreen LCD TV
- Very Large Fully Fitted Kitchen sink, cooker, fridge/freezer, microwave, dishwasher, washing machine, and tumble dryer.
- Bathroom Bath and power shower, washbasins & w.c.
- Gas Fired Central Heating
- Double Glazing
- Full Integrated Smoke Alarms etc. +Fire extinguishers & fire blanket
- Intruder Alarm
- Telephone point
- Very flat widescreen TV in lounge and antenna in each bedroom
- Closed Circuit security TV and Entry Phone for entrance to building door
- External security lighting

### Additional Information

Bus stop within walking distance.

About 7 min, 0.3 mi

Buses every 3 to 5 minutes.

41, 42, 42, 44, 50, 130, 141, 142, 143

20 Minutes to Manchester University by Bus

**Places nearby:**

- Sainsbury's
- Tesco Express
- McDonald's
- Nando's
- Cash Machine/ATM
- Starbucks
- Restaurants & Takeaways
- Pubs & Cafe's

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