



## Cotton Square, Claremont Road

£995 PCM

Now is your chance to rent this superb one bedroom, first floor apartment in Cotton Square - an ultra-popular development located within easy access of Manchester city centre and close by to several of the University buildings.

Inside you'll find a great sized open-plan lounge and kitchen, a spacious double bedroom and super-slick modern bathroom. This apartment offers everything you could need from city centre living and is ideal for students or working professionals.

This great pad is offered furnished, so you could drop your bags and move straight in. It also comes with your very own parking space too - anyone who struggles with parking on a regular basis knows how much of a bonus this is!

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know the photographs are representative of show flat specification, so fixtures and fittings may vary.

Available 21st August 2025.

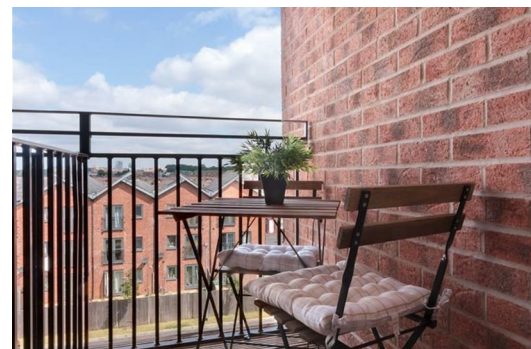
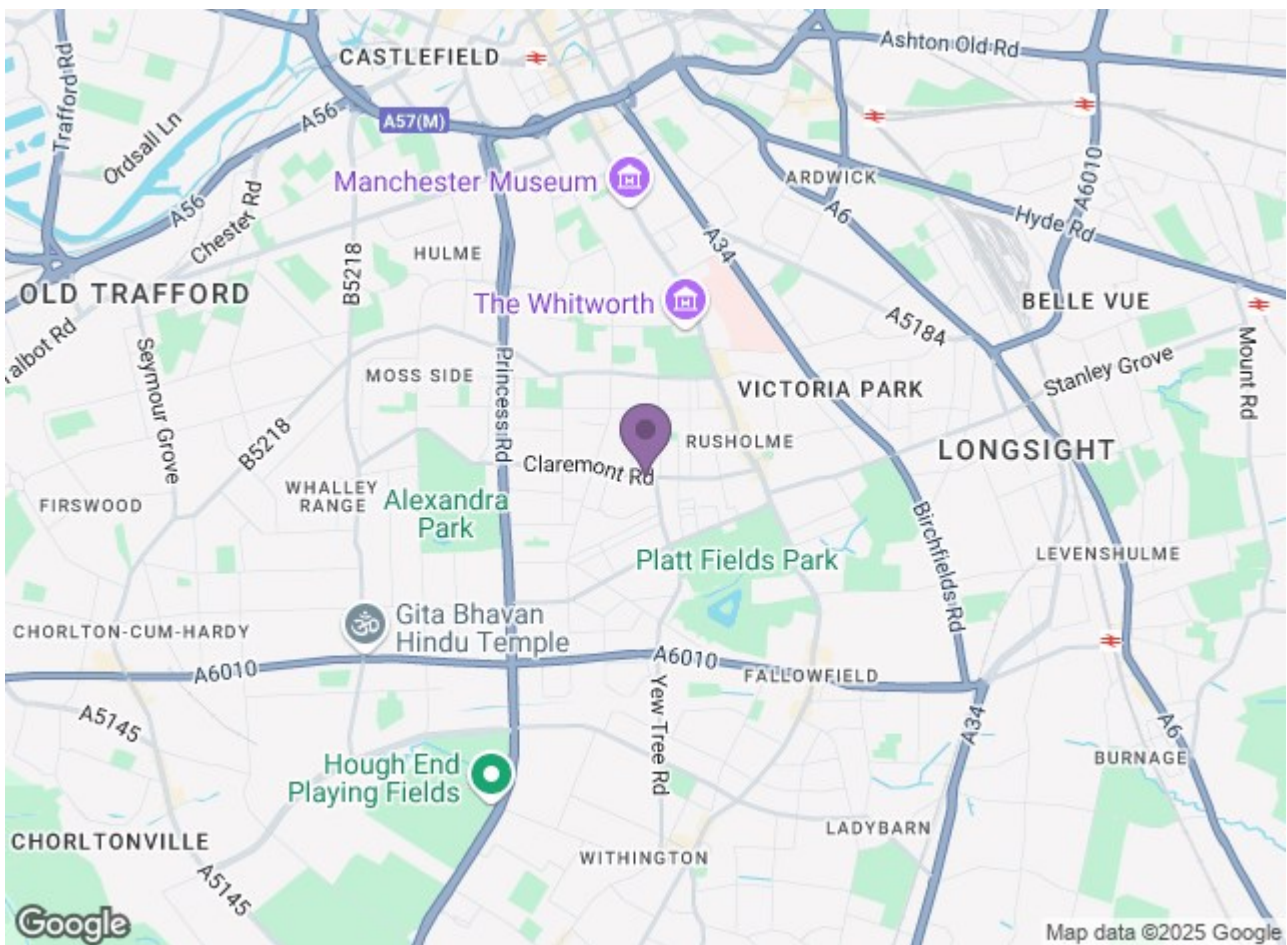
Deposit: £1,140.

12 Month Tenancy.

Council Tax Band A.







Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating	
Energy performance: lower ratings costs		Current	Potential	Energy performance: lower ratings costs	
A	92-100			A	84-88
B	81-91			B	74-83
C	69-80			C	64-73
D	58-68			D	54-63
E	49-57			E	44-53
F	39-48			F	34-43
G	29-38			G	24-33
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