



2 J J Thomson
Mews
Manchester
M14 6JT



2 J J Thomson Mews

£775 Per month

5 bed 4 storey townhouse in the heart of Fallowfield
27/28 Academic Year!

This modern 5-bedroom, 4-storey townhouse is perfectly located in the centre of Fallowfield, just minutes' walk from Wilmslow Road and all student amenities.

The property features a separate living room and a kitchen-diner with patio doors leading to an enclosed rear garden – perfect for relaxing or socialising. There are five double bedrooms and two bathrooms, ideal for student groups. Off-road parking adds extra convenience.

We require a holding deposit to be paid to reserve the property and take it off of the market - this is equivalent to one weeks rent per person and is deducted from the £250 per person security deposit.

All bills are included:

Water
Wifi
Gas
Electric
Tv License.

- ALL BILLS INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- OFF ROAD PARKING

Local Authority
Manchester

Council Tax Band Exempt

EPC Rating C

Contact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) 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			
(48-54) E			
(35-47) F			
(1-34) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	