



drake & co
ESTATE AGENTS



Undergoing Renovations

Images to Follow

**5 EAST GROVE
MANCHESTER**

£175 Per Week

Student Accommodation Available 1st July 2026 £175pppw including utilities*

This six double bedroom student property is currently undergoing a full refurbishment and will be finished to a high, modern standard. Each bedroom will have an ensuite shower room, and there will be two communal WCs for tenants to share. The property will offer an open-plan kitchen lounge, including all new appliances, and a large wall-mounted TV. Situated in a prime location, near the iconic Victoria Baths, the property offers easy access to Manchester's universities and the City Centre by public transport or on foot.

Please note that the property is still undergoing refurbishment. The photographs included are of other properties recently refurbished by the same owner and are provided to demonstrate the style and standard the property will be completed to.

Property Reference: P1697

*The landlord includes utilities within the rent (gas, water, electricity, broadband and a TV Licence) subject to a Fair Usage Policy.

- 12 month tenancy
- Deposit £700pp
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities are calculated per calendar month (not four weeks basis)

Don't miss out, contact the office and quote the property reference above to book your viewing today!

Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.

• 6 Bedroom • House • Chorlton on Medlock • Fully furnished • 6 Ensuite showers • 2 communal WCs • Rent inclusive of bills • TV included • Newly renovated • Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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