



# 18 KENSINGTON AVENUE MANCHESTER

**£130 Per Week**

Student Accommodation Available 1st July 2026 £130ppw\*

This spacious end-terraced property boasts five double bedrooms, a large dining kitchen, and a separate communal lounge with a TV. Tenants share a newly renovated shower room on the first floor and an additional WC on the ground floor. Fully furnished for students, the property is located in a popular student area with easy access to Manchester's universities and City Centre via public transport or walking.

Property Reference: P1104

\*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26ppw (terms and conditions apply).

- 12 month tenancy
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities 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.





- 5 Bedrooms • House • Victoria Park • Fully furnished • 1 Bathroom/shower room • Inclusive Bills  
£26pppw • 24HR cover







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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: B**

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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