

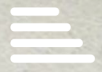




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# Collegiate Way, Collegiate Way, Manchester, M27 4LA

## Offers In The Region Of £120,000



This stylish first-floor, two-bedroom apartment is situated in the sought-after Scholars Court development—an excellent choice for both first-time buyers and investors. The property boasts a spacious open-plan living and dining area seamlessly connected to a modern kitchen, two well-proportioned bedrooms, and a contemporary bathroom.

Additional features include a secure entry system and allocated resident parking. Conveniently located in Swinton, the area offers a variety of local amenities, including supermarkets, restaurants, and bars. Excellent transport links, including nearby train stations, provide direct access to Manchester City Centre.

Sold with no onward chain.

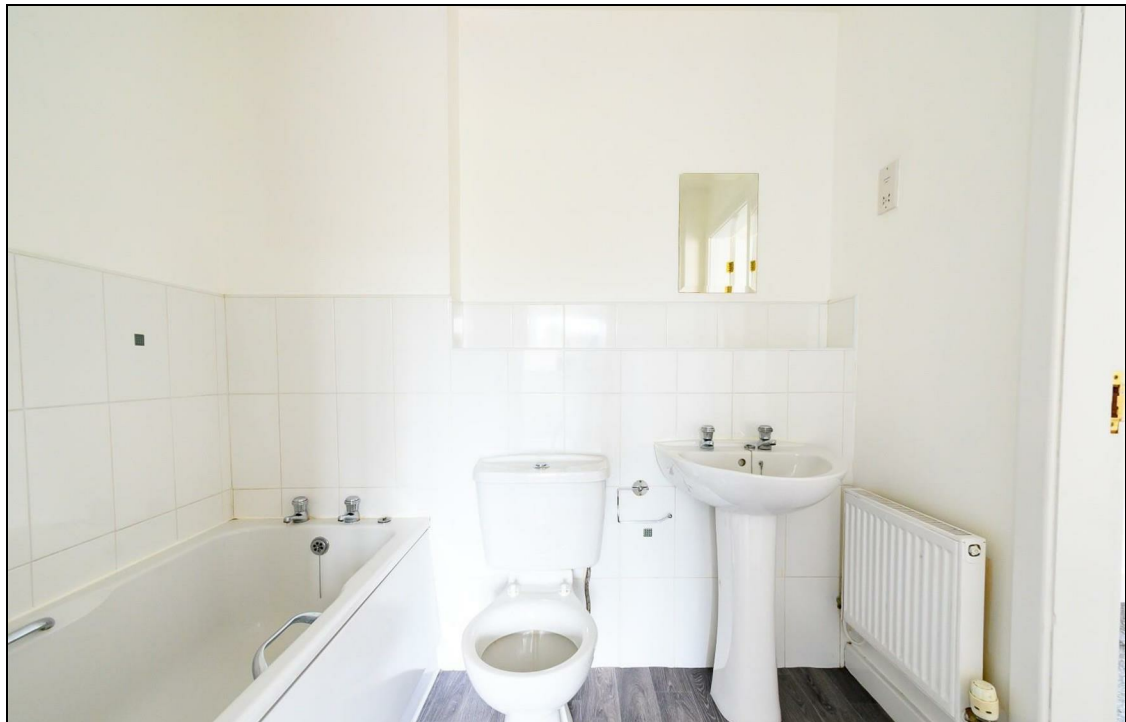
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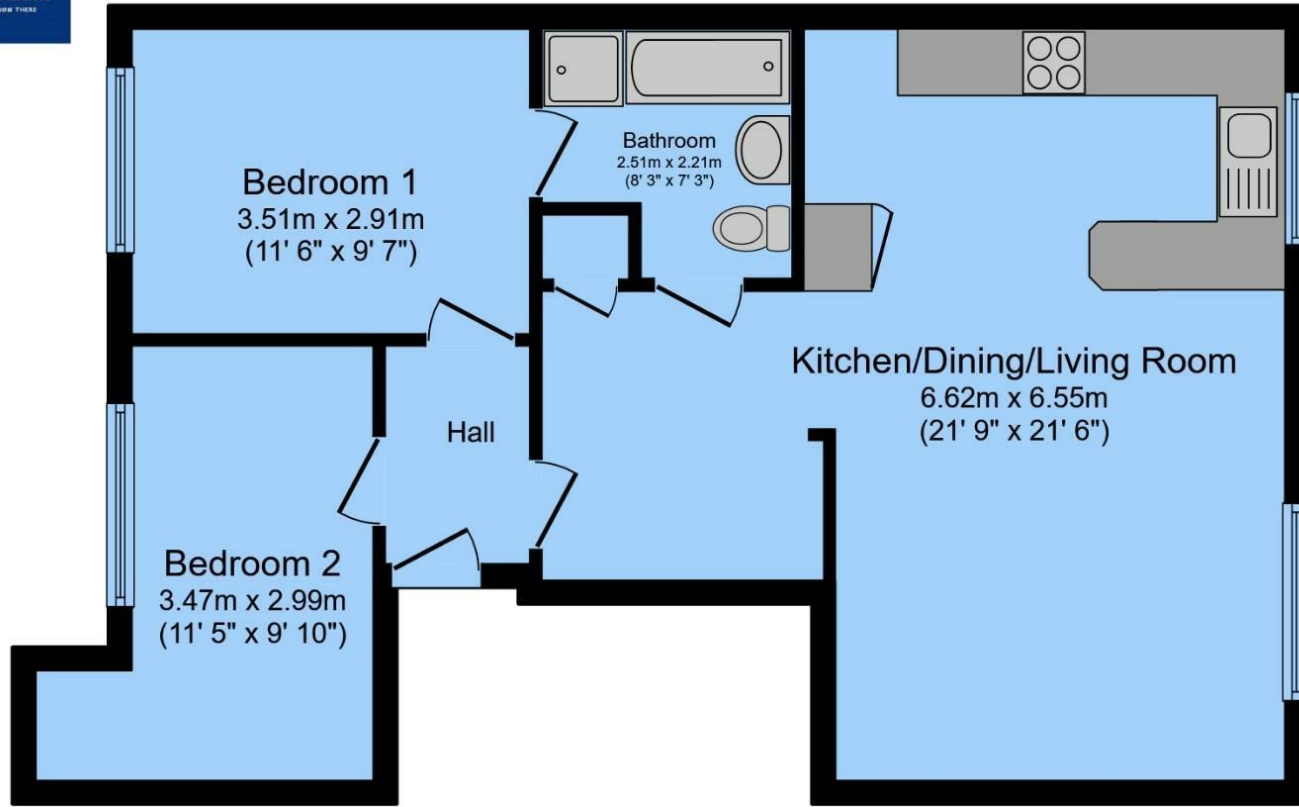


## KEY FEATURES

- TWO BEDROOMED
  - PARKING
  - NO CHAIN
- CLOSE TO MOTORWAY LINKS
  - POPULAR LOCATION
- PERFECT FOR FIRST TIME BUYERS

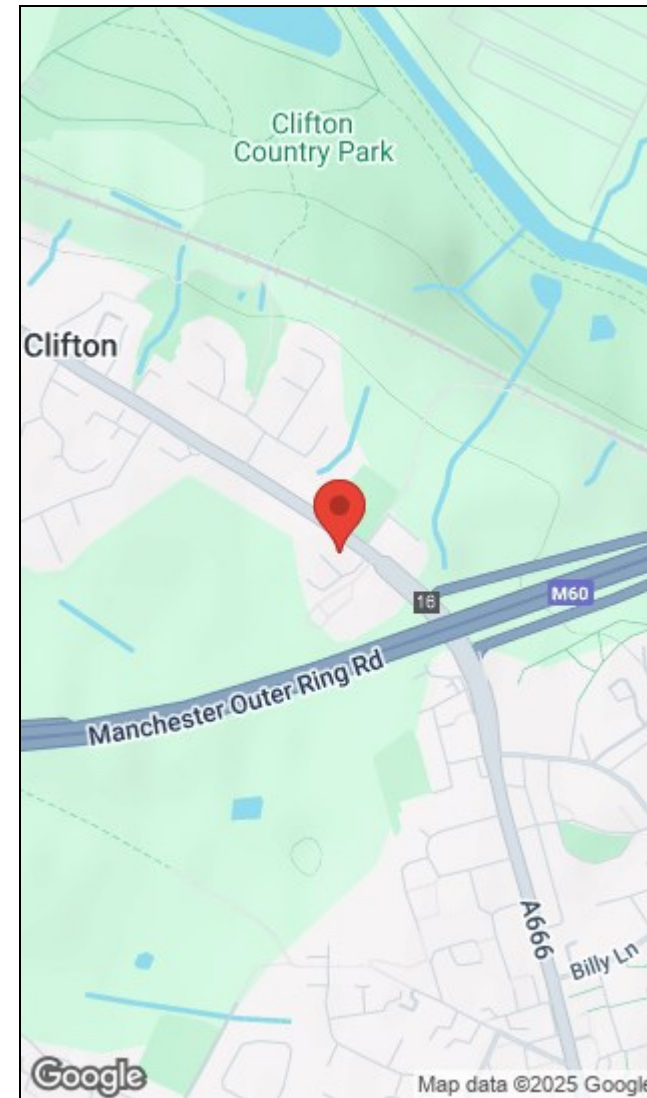






Total floor area 60.7 m<sup>2</sup> (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	76	77	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

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