



Astley point

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Astley Point, Anne Lane, Astley, M29 7QG

Per Calendar Month £950 Per Calendar Month



HUNTERS WORSLEY is delighted to bring to market this high specification one bedroomed apartment with allocated parking on the sought after Astley Point Development in Astley. Offering an entrance hall, open plan lounge/kitchen, utility cupboard, double bedroom and bathroom. Neff appliances, fitted carpets and high specification fixtures and fittings throughout. An Airvac ventilation system is fitted. Situated in a prime location for transport links to Manchester City Centre, Media City, and the Intu Trafford Centre, Astley Point offers a bespoke style of living for professionals and families alike. Astley Point offers stylish surroundings with landscaped gardens with water feature and boasts newly situated fine dining restaurants and a bar.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com

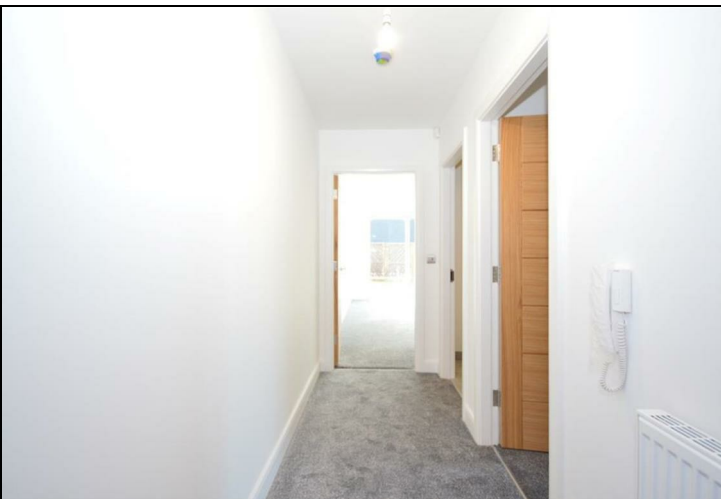


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## KEY FEATURES

- ONE BEDROOMED
- LUXURY APARTMENT
- FITTED FIXTURES AND FITTINGS
- EXCLUSIVE GATED DEVELOPMENT
  - SECURE INTERCOM ACCESS
  - EPC RATING B
  - ALLOCATED PARKING
- IDEALLY LOCATED FOR COMMUTING









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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		
<b>83</b>	<b>83</b>				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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