

Talbot Road, Manchester Manchester, M16 0PN

£332,000

Council Tax Band: New Build

ORLANDO REID
— MANCHESTER —



Embark on a journey of refined living with this extraordinary 2-bedroom residence in the heart of Manchester. Poised in perfect harmony with the vibrant local scene, this residence transcends the ordinary, offering a multitude of lavish amenities that elevate it to the pinnacle of sophisticated living. Notably, this property's allure is heightened by its proximity, a mere three-minute stroll from a key mainline metro link stop, providing swift and seamless connectivity to the pulse of the city. Secure your place in this unparalleled lifestyle destination.

ORLANDO REID


— MANCHESTER —

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<https://www.orlandoreid.co.uk/manchester/>

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