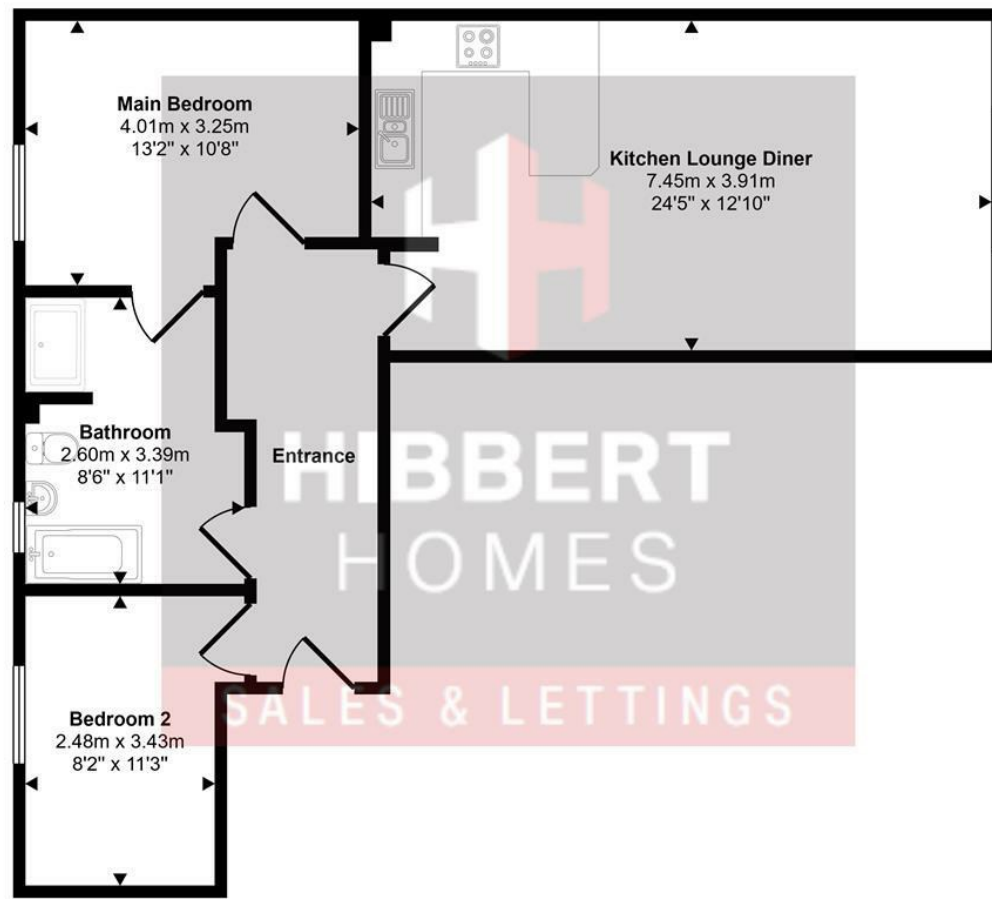


Approx Gross Internal Area  
68 sq m / 737 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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	



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Bedrooms 2

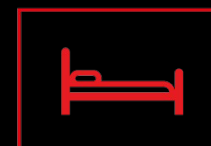
Bath 1

Reception 1

Parking here

Area  
737.00 sq ft

Type here





- Modern Two Bedroom Apartment
- Walking Distance To The Metro Link
- Easy Access To Wythenshawe Hospital
- Great Investment Opportunity
- Allocated Parking
- Close Proximity To Manchester Airport
- Ideal For A First Time Buyer
- Viewing Highly Recommended

This modern spacious first-floor apartment presents an excellent opportunity for both first-time buyers or buy to let investors. One of the standout features of this flat is the allocated parking. The location is particularly advantageous, with the metro link just a short stroll away, allowing for seamless travel into Manchester City Centre and beyond. Additionally, the property enjoys easy access to Manchester Airport, Shops and the retail park.

This apartment combines modern living with practicality, with a spacious hallway which leads to two bedrooms, A large four piece bathroom and a large open plan living room kitchen. The property has been finished to a high standard throughout, There are communal areas with lift access with a main entrance which leads out into the car park.

A viewing is highly recommended! Don't miss the opportunity to view.

