



Flat

# FLAT 205, 1 REGENT ROAD, MANCHESTER, M3 4AY

Per month

**£1,250**

FEATURES



**CITY COMFORT**  
UK Properties Specialist



# 2 Bedroom Flat located in Manchester

Nestled on the charming Regent Road in Manchester, this delightful house offers a modern living experience in a vibrant urban setting. Spanning an impressive 678 square feet, the property was thoughtfully constructed in 2017, ensuring that it benefits from contemporary design and energy efficiency.

As you step inside, you will be greeted by a bright and airy atmosphere, with well-proportioned rooms that provide both comfort and functionality. The layout is designed to maximise space, making it ideal for both relaxation and entertaining. The modern fixtures and fittings throughout the home reflect a stylish aesthetic, appealing to those who appreciate contemporary living.

The location on Regent Road places you within easy reach of local amenities, including shops, restaurants, and parks, making it a convenient choice for families and professionals alike. The vibrant culture of Manchester is just a stone's throw away, offering a plethora of activities and attractions to explore.

This property is perfect for those seeking a low-maintenance home in a thriving area. With its modern build and prime location, it presents an excellent opportunity for first-time buyers or those looking to invest in the Manchester property market. Do not miss the chance to make this lovely house your new home.

Call us on

**01617061208**

**[sales@citycomfortapartments.co.uk](mailto:sales@citycomfortapartments.co.uk)**

**<https://www.citycomfortapartments.co.uk/>**

**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 are advised to recheck the measurements.