



## 151 Boundary Lane, Manchester, M15 6JP

**£392 Per Week**

PERFECT FOR STUDENTS OR PROFESSIONALS

TWO BED TWO BATH MODERN APARTMENT LOCATED IN BURLINGTON SQUARE ON BOUNDARY LANE WITHIN "THE LEARNING QUARTER"

Accommodation comprises spacious reception room with floor to ceiling windows, fully fitted kitchen, master bedroom with own en-suite shower room as well as a second double bedroom and bathroom.

Residents benefit from concierge, gym, co-working spaces and a roof garden

The property is furnished and within a 5 minute walk of all the university of Manchester's faculty buildings, The Royal Northern College of Music, The Manchester Business School and The Manchester Metropolitan University. The shops, bars and restaurants in the City center are also a short walk away

FURNISHED  
AVAILABLE 5TH JULY

- AVAILABLE 5TH JULY
- TWO BATHROOMS
- 15 MIN WALK INTO CENTER
- FURNISHED
- STUDENTS WELCOME
- LOCATED IN "LEARNING QUARTER"
- RESIDENTS GYM, CO-WORKING SPACE & ROOF GARDEN
- TWO DOUBLE BEDROOM APARTMENT OVER 780 SQ FEET
- UNDER 5 MIN WALK TO UNIVERSITIES
- CONCIERGE SERVICES

151 Boundary Lane, Manchester, M15 6JP



KITCHEN



KITCHEN



RECEPTION



RECEPTION



KITCHEN



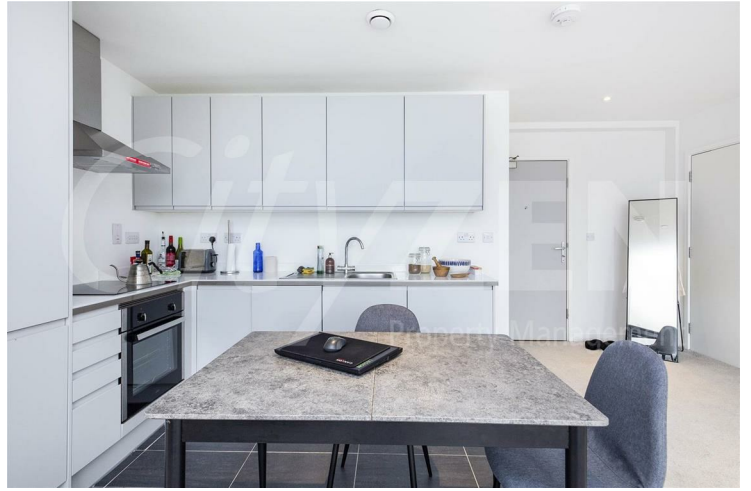
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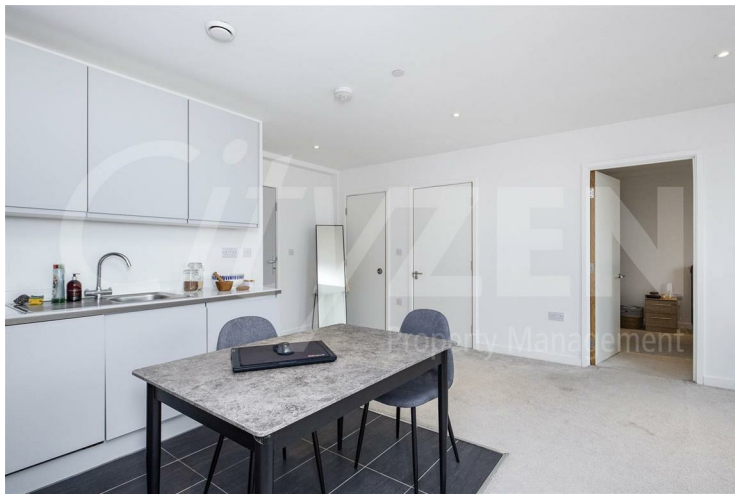
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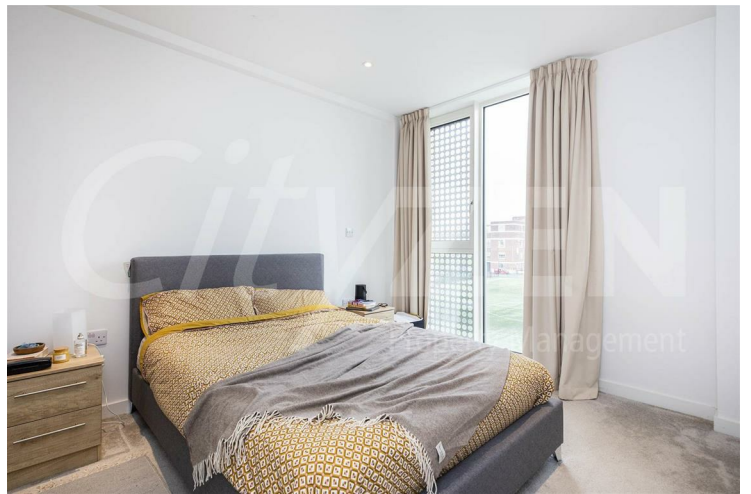
**RECEPTION**



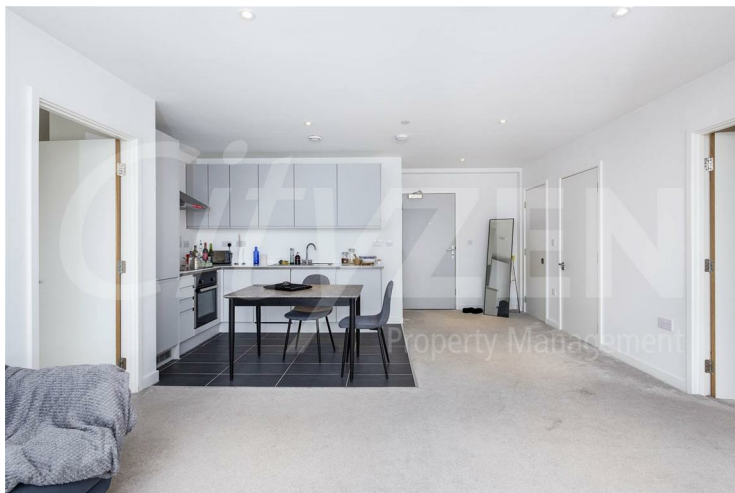
**KITCHEN**



**KITCHEN**



**BEDROOM**



**RECEPTION**



**BEDROOM**

# 151 Boundary Lane, Manchester, M15 6JP



**BEDROOM**



**SHOWER ROOM**



**BEDROOM**



**SHOWER ROOM**



**BEDROOM**



**SHOWER ROOM**



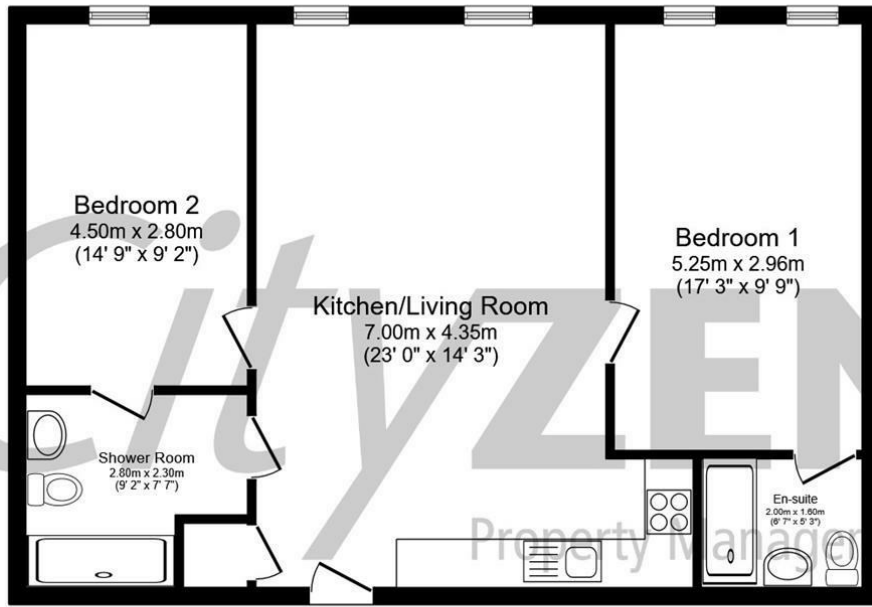
**151 Boundary Lane, Manchester, M15 6JP**



**SHOWER ROOM**



**151 BOUNDARY LANE**



Total floor area 72.7 m<sup>2</sup> (783 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.