



## 151 Boundary Lane, Manchester, M15 6JP

**£460 Per Week**

PERFECT FOR STUDENTS AS AVAILABLE END OF AUGUST/EARLY SEPT

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 LATE AUG

- AVAILABLE LATE AUG OR EARLY SEPT
- 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
- UNDER 5 MIN WALK TO UNIVERSITIES
- CONCIERGE SERVICES

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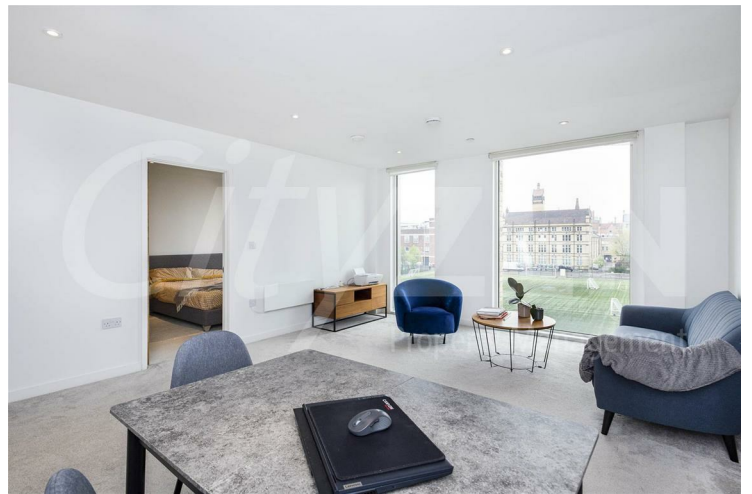
**KITCHEN (SIMILAR FLAT)**



**KITCHEN (SIMILAR FLAT)**



**RECEPTION (SIMILAR FLAT)**



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# 151 Boundary Lane, Manchester, M15 6JP



RECEPTION (SIMILAR FLAT)



SHOWER ROOM (SIMILAR FLAT)



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151 BOUNDARY LANE

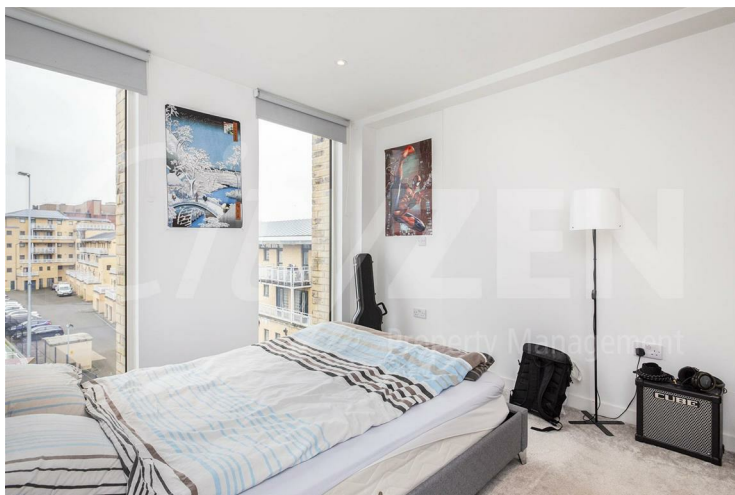
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**BEDROOM (SIMILAR FLAT)**



**RECEPTION (SIMILAR FLAT)**



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BEDROOM (SIMILAR FLAT)



BEDROOM (SIMILAR FLAT)



151 BOUNDARY LANE



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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

**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		

**England & Wales** EU Directive 2002/91/EC

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.