



## **The Waterfront, Manchester, M11 4DB**

**£300 Per Week**

A well-presented two-bedroom, two-bathroom apartment in The Cube, Openshaw, offering a practical layout with modern finishes throughout.

The open-plan living and kitchen area includes integrated appliances and opens onto the first of two private balconies, providing useful outdoor space. The main bedroom is a good-sized double with an en-suite shower room, while the second bedroom is a compact single room suitable for a guest room, study or child's bedroom. A separate main bathroom and built-in storage add to the functionality of the property.

The apartment also benefits from allocated parking, secure entry and lift access within the development. Located close to local shops, supermarkets and regular transport links into Manchester city centre, this home offers a straightforward and comfortable base in a well-connected part of East Manchester.

COMES WITH PARKING SPACE.

COMES FURNISHED.

AVAILABLE FROM NOW.

- AVAILABLE NOW
- Open-plan living and kitchen area with integrated appliances
- Secure entry system and lift access within the development
- Two bathrooms
- Useful built-in storage
- FURNISHED
- Two private balconies
- Allocated parking space included

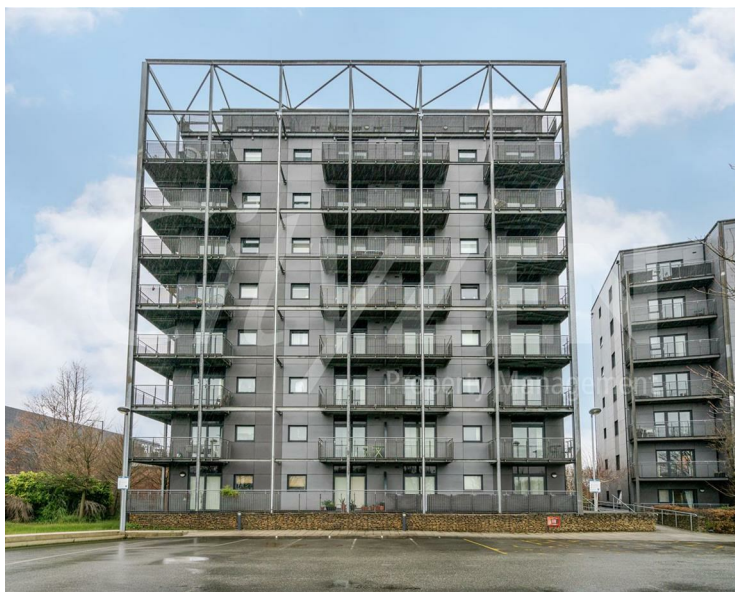
## The Waterfront, Manchester, M11 4DB



THE CUBE



BEDROOM



THE CUBE



BEDROOM



BEDROOM



BEDROOM



## The Waterfront, Manchester, M11 4DB



EN-SUITE



RECEPTION



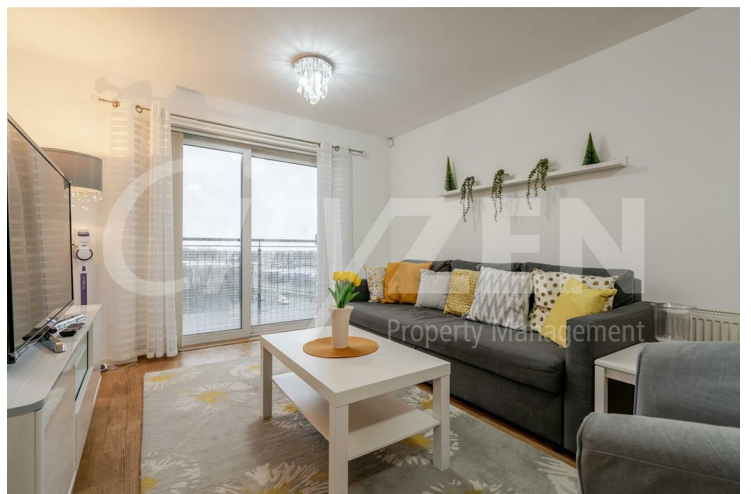
BATHROOM



RECEPTION



BATHROOM



RECEPTION



## The Waterfront, Manchester, M11 4DB



RECEPTION



KITCHEN



RECEPTION/DINING AREA



DINING AREA/RECEPTION

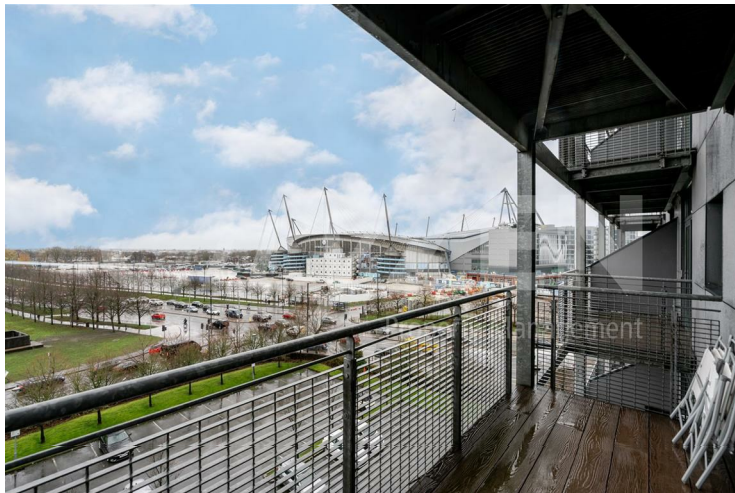


DINING AREA



VIEW FROM BALCONY

## The Waterfront, Manchester, M11 4DB



VIEW FROM BALCONY



DINING AREA/KITCHEN



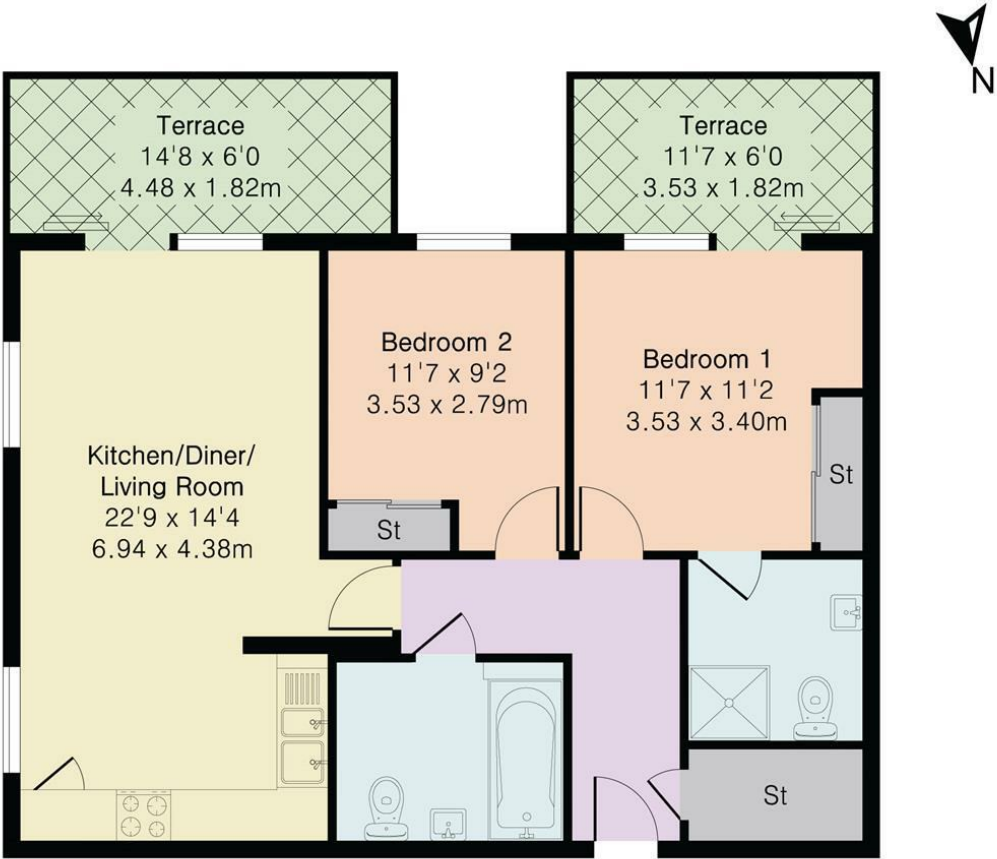
BEDROOM



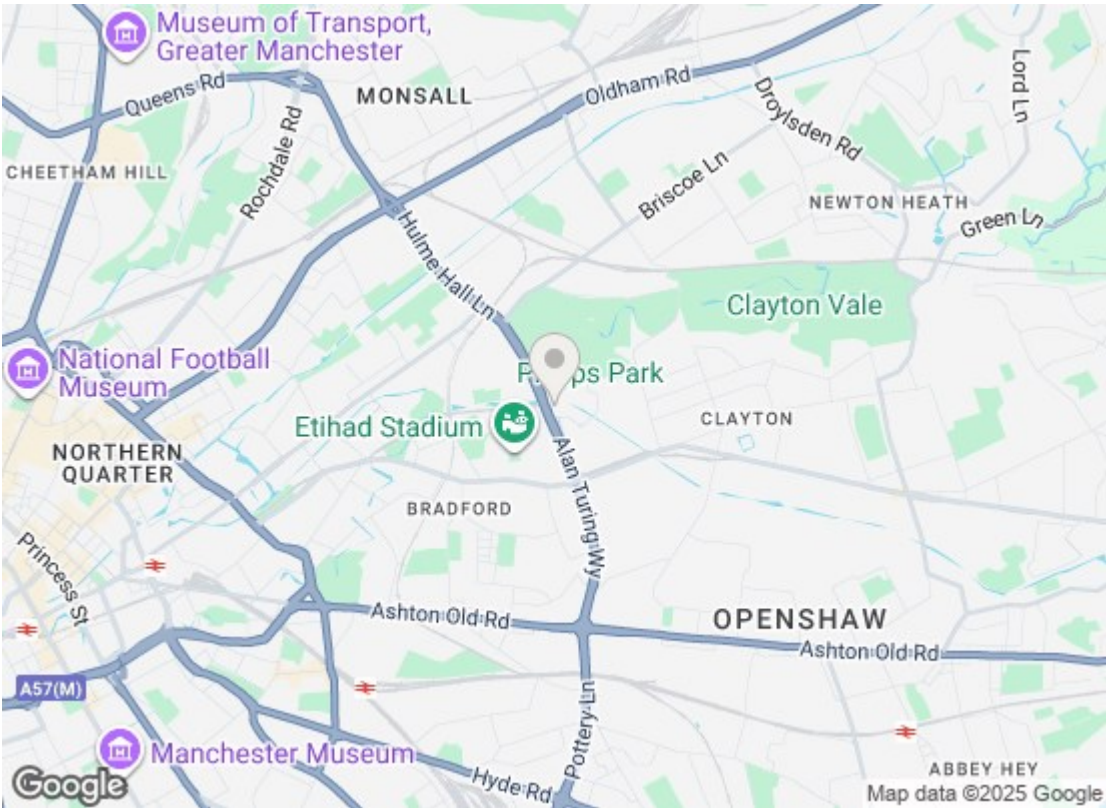
KITCHEN



Apartment 32, 2b The Waterfront, Openshaw, Manchester, M11 4DB  
Approximate Gross Internal Area 740 sq ft - 69 sq m



Fifth Floor



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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.