

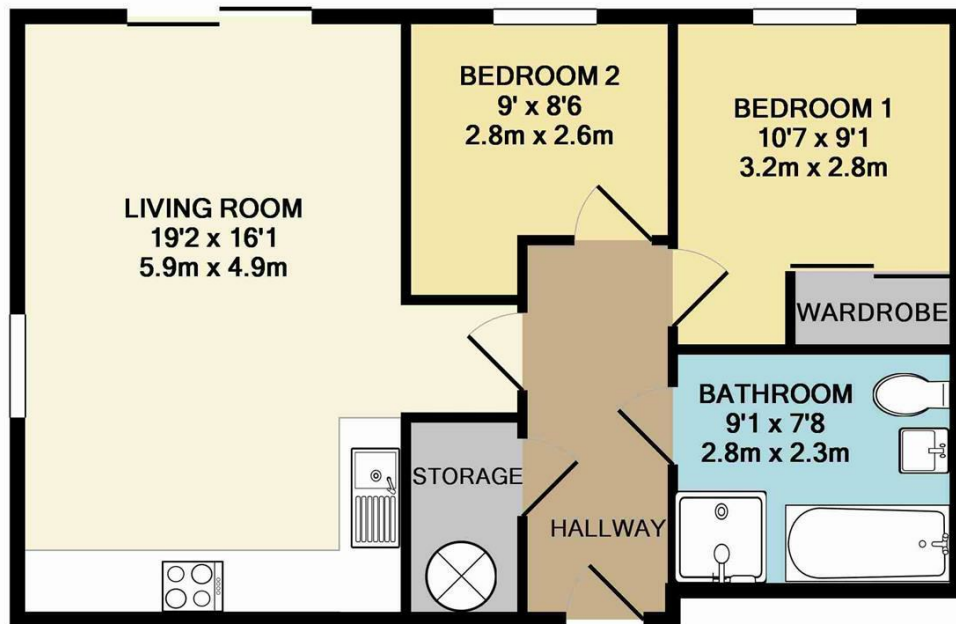


98 THE BOULEVARD MANCHESTER, M20 2EU

£1,150 PCM

Recently refurbished and decorated! The Boulevard is a secure development located in the very popular West Didsbury area of Manchester. The development is located within a two minute walk to Withington Metrolink stop and provides easy access to the A34 Princess Parkway which leads to the M56, Manchester Airport and the City Centre. This first floor apartment briefly comprises: spacious living room open to a luxury fitted kitchen, two double bedrooms and a modern bathroom with a separate shower walk in shower. Secure Parking Space. Fully furnished to a very high standard. Council Tax Band C. EPC Grade C. Available 29th July 2024..

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TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(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	

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/tenants are advised to recheck the measurements

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