



46 THE BOULEVARD MANCHESTER, M20 2EU

£170,000
LEASEHOLD

Located in the very popular East Didsbury a two minute walk from the local Metro Station with easy access to the A34 Princess Parkway which leads to the M56 and Manchester Airport. This immaculate larger than average one bedroom apartment on the ground floor of this popular secure development comprises of a spacious living room open to a luxury fitted kitchen, fantastic bedroom with a large fitted wardrobe, three piece shower room with walk in shower. A secure parking space. Fully furnished to a very high standard. A great apartment for investment purposes.

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TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.6 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			85
(81-91) B		72	
(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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