



68 THE BOULEVARD MANCHESTER, M20 2EU

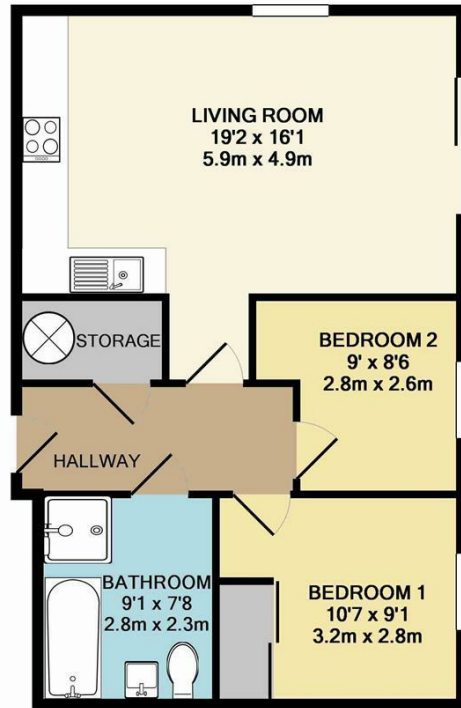
£199,950
LEASEHOLD

Nestled in the sought-after West Didsbury suburb, just a stone's throw away from the vibrant Burton Road, lies this modern apartment on The Boulevard. This property offers a contemporary lifestyle with its open-plan living area, sleek integrated kitchen, and a spacious 4-piece suite bathroom.

Boasting one large double bedroom and an additional standard double bedroom, this apartment provides ample space for comfortable living. The added convenience of secure allocated parking ensures that you never have to worry about finding a spot for your vehicle in this bustling area.

Situated just 0.2 miles from the metro station, commuting to Manchester City centre is a breeze, making this location ideal for city professionals or those who enjoy the urban lifestyle. Additionally, with easy access to the Princess Parkway and the A34, getting to Manchester airport is quick and convenient.

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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			83
(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

Manchester Office Lettings
6-14 Great Ancoats Street
Northern Quarter
Manchester
M4 5AZ

0161 236 0004
mark.buckley@buckleyfrayne.co.uk
www.buckleyfrayne.co.uk

buckleyfrayne