



303 NEW SEDGWICK MILLS 2 COTTON STREET MANCHESTER, M4 5BD

£269,950
LEASEHOLD

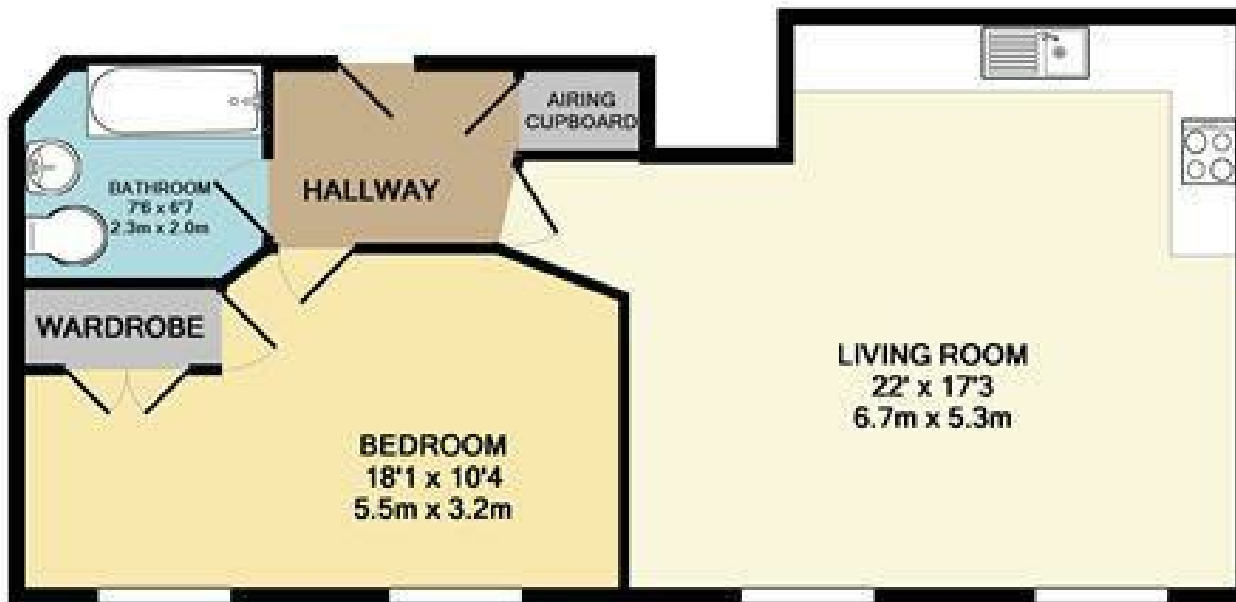
Nestled in the vibrant Royal Mills area of New Islington, this modern one-bedroom apartment offers a perfect blend of contemporary living and urban convenience. Spanning an impressive 585 square feet, the property features a large open-plan living room that creates a welcoming atmosphere, ideal for both relaxation and entertaining.

The fully fitted kitchen is designed with functionality in mind, providing ample space for culinary pursuits. The spacious double bedroom ensures a comfortable retreat, making it an excellent choice for individuals or couples seeking a stylish home in a lively neighbourhood.

Situated on the edge of the Northern Quarter, residents will enjoy easy access to a plethora of trendy cafes, restaurants, and shops, all within a short stroll. This apartment not only promises a modern lifestyle but also places you at the heart of Manchester's cultural scene.

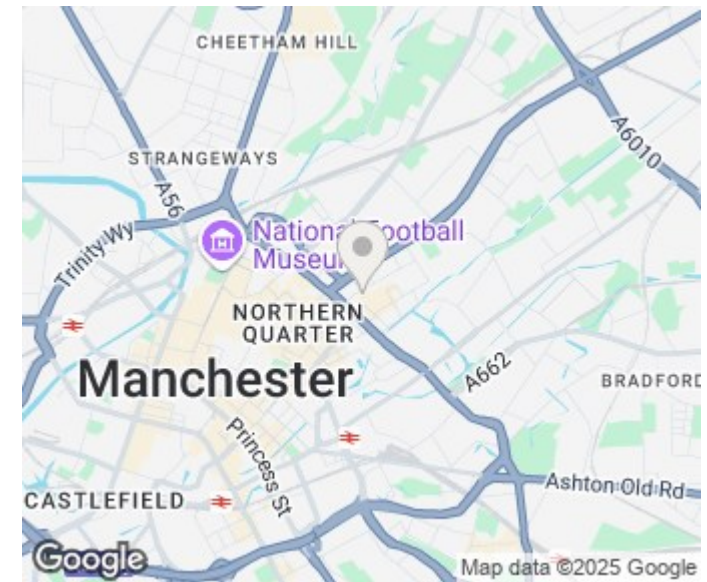
With its appealing layout and prime location, this property is a fantastic opportunity for those looking to embrace city living in a contemporary setting.

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TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 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		
(81-91) B		
(69-80) C	73	79
(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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