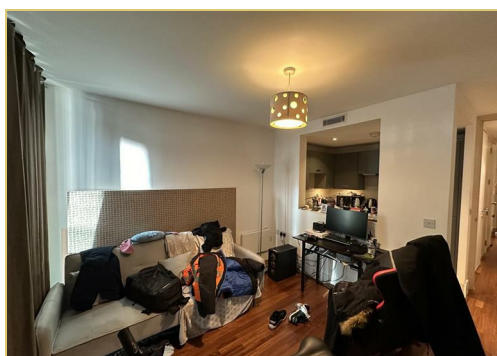




15 Burton Place, Manchester, M15 4LR

£130,000

*****FOR INVESTORS ONLY***** Sanderson James is delighted to present this exquisite apartment in Burton Place, boasting high-end specifications. The property features a hallway that leads to a charming lounge, complete with folding doors that open to a balcony. The open kitchen is equipped with grey floor and wall units, providing ample storage space. The apartment also includes a pristine bathroom, as well as a generously sized double bedroom. An ideal home for young professionals. Situated in the heart of Castlefield, this home is in close proximity to a vibrant array of restaurants, bars, shops, and excellent transport links—all just a stone's throw away. This prime location makes it a highly sought-after rental property. For those interested in this appealing investment opportunity and wishing to schedule a viewing or obtain more details, please contact Sanderson James.



Lounge

11'3" x 16'7" (3.43 x 5.08)

Kitchen

7'8" x 8'1" (2.35 x 2.48)

Balcony

11'0" x 2'7" (3.37 x 0.8)

Bedroom

7'8" x 11'3" (2.34 x 3.45)

Bathroom

5'0" x 5'8" (1.53 x 1.75)

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

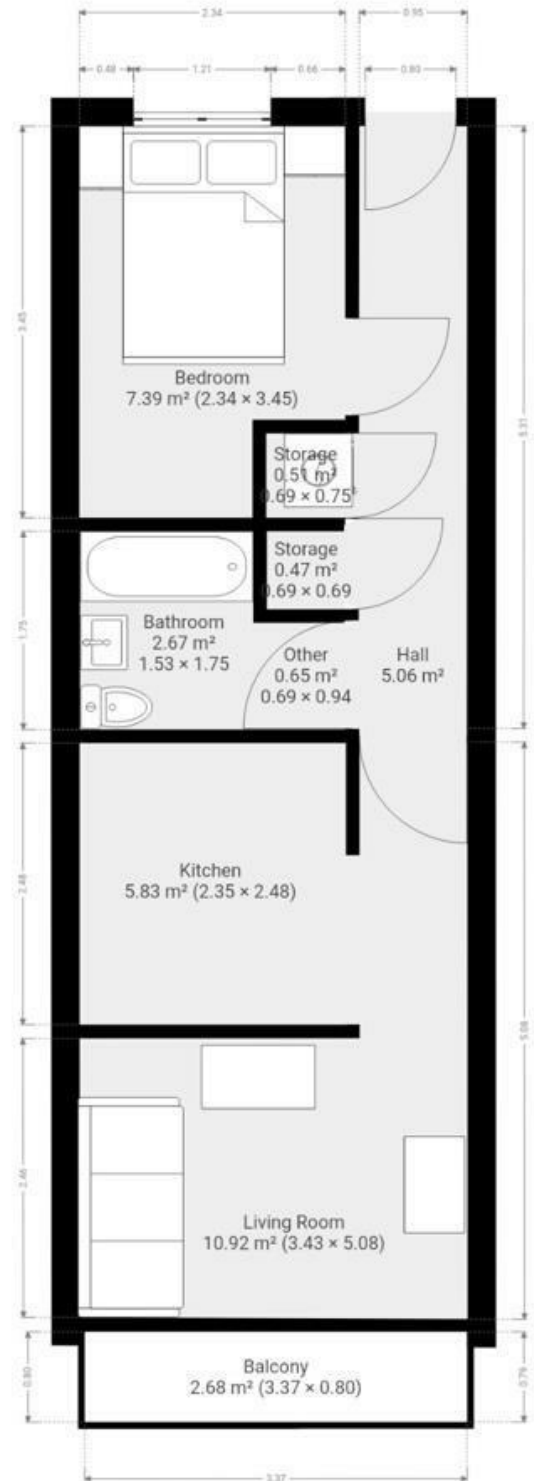
If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

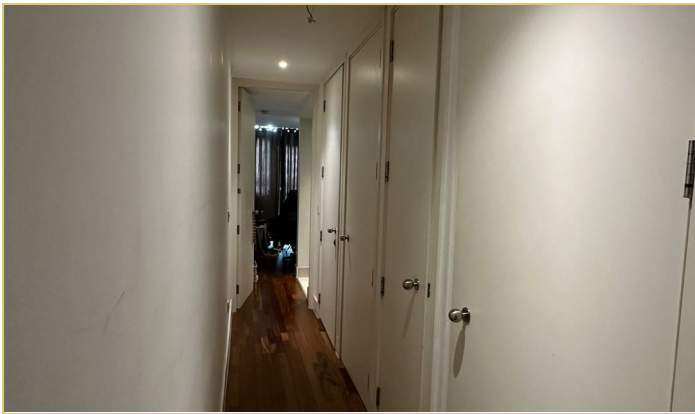
Sales Opening Hours

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales Thinking of Selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

