



## One Regent Regent Road, Manchester, M3 4AZ Open To Offers £245,000


Sanderson James is thrilled to present this remarkable apartment situated in the heart of Manchester City Centre, offering close proximity to essential amenities such as transport links, Regent Retail Park, Sainsbury's, and an array of restaurants and bars. Tailored for young professionals, this residence epitomizes the perfect home.

Step inside to discover a captivating open-plan lounge and kitchen adorned with laminated floorboards, complemented by a convenient door leading to the balcony. The modern kitchen boasts contemporary grey units, providing ample storage space. The accommodation includes a generously-sized en-suite with its own shower room, another well-proportioned bedroom, and a modern family bathroom featuring an over-the-bath shower.

For a closer look at this enticing property, feel free to get in touch with Sanderson James to schedule a viewing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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