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**2 Bed  
Apartment  
located in**

**AiHOMES.**

**Modern 2B2B Apartment  
| Burlington Square |  
Manchester M15  
|BS38325**



£295,000

Welcome to this charming apartment located at Burlington Square, a delightful residence that offers both comfort and convenience. Spanning an impressive 753 square feet, this well-appointed two-bedroom, two-bathroom apartment is perfect for individuals or small families seeking a modern living space in a vibrant area.

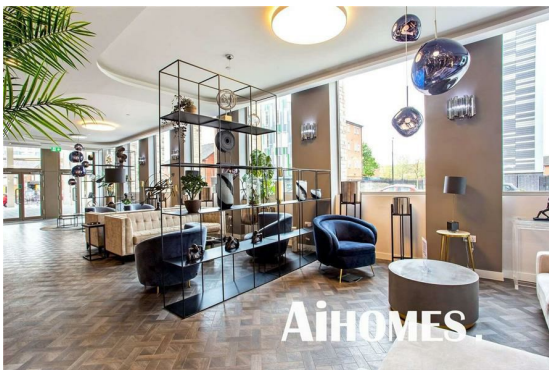
Upon entering, you will be greeted by a bright and airy atmosphere, enhanced by thoughtful design and ample natural light. The spacious living area provides an ideal setting for relaxation or entertaining guests, while the well-equipped kitchen offers functionality and style, making meal preparation a pleasure.

The two bedrooms are generously sized, providing a peaceful retreat at the end of the day. Each bedroom benefits from easy access to the two bathrooms, ensuring convenience for all residents. This layout is particularly advantageous for those who value privacy and comfort.

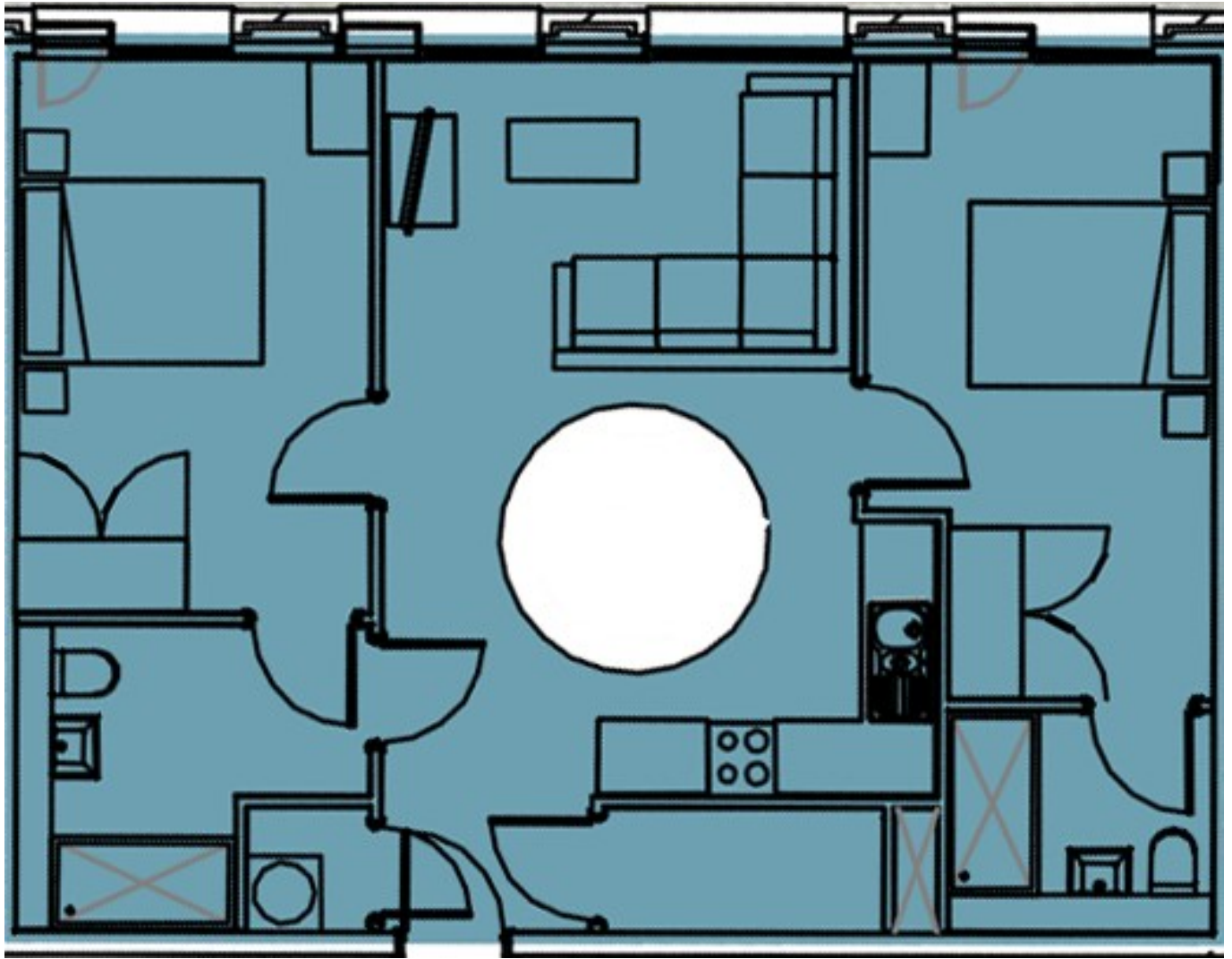
With a lease term of 250 years and 244 years remaining, this property presents a secure investment opportunity. The location of Burlington Square is also noteworthy, as it offers easy access to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both urban living and the tranquility of nature.

In summary, this apartment at Burlington Square is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in a





**Modern 2B2B Apartment | Burlington Square |  
Manchester M15 1RS 325**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**  
**Council Tax Band: B**

**CONTACT**

5th floor, Empress Business Center  
380 Chester Road  
Manchester  
M16 9EA

E: [info@aihomes.uk](mailto:info@aihomes.uk)

T: 0127 332 8069

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