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HERE TO GET *you* THERE



**Collegiate Way, Collegiate Way, Manchester,
M27 4LA**

Per Calendar Month £950 Per Calendar Month

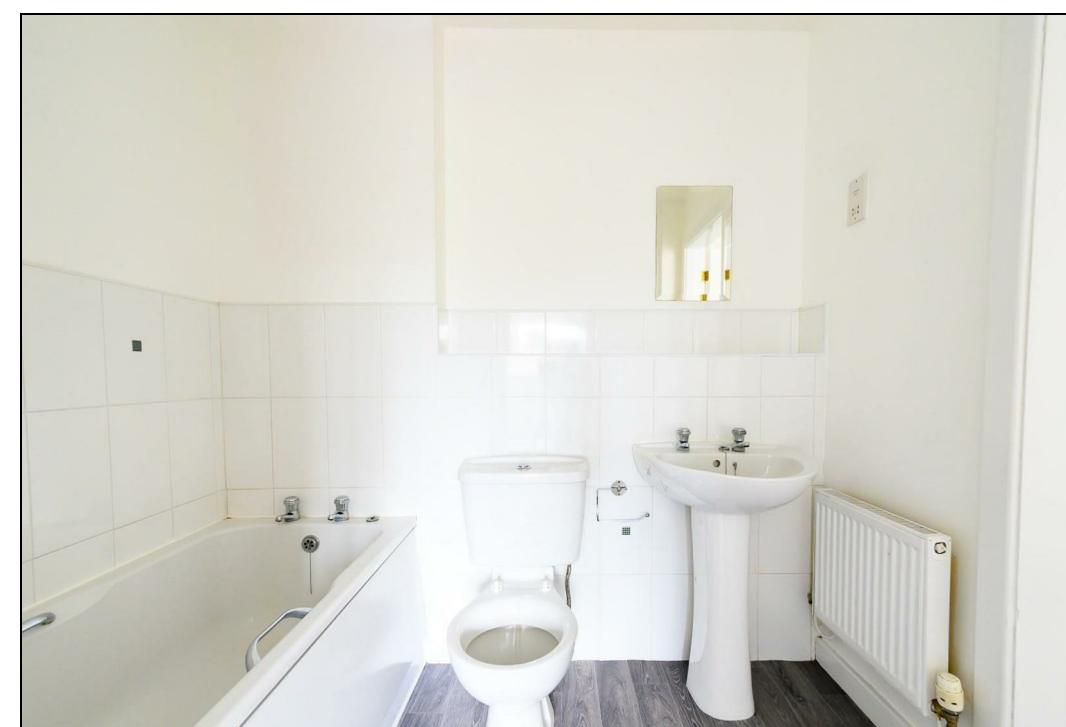


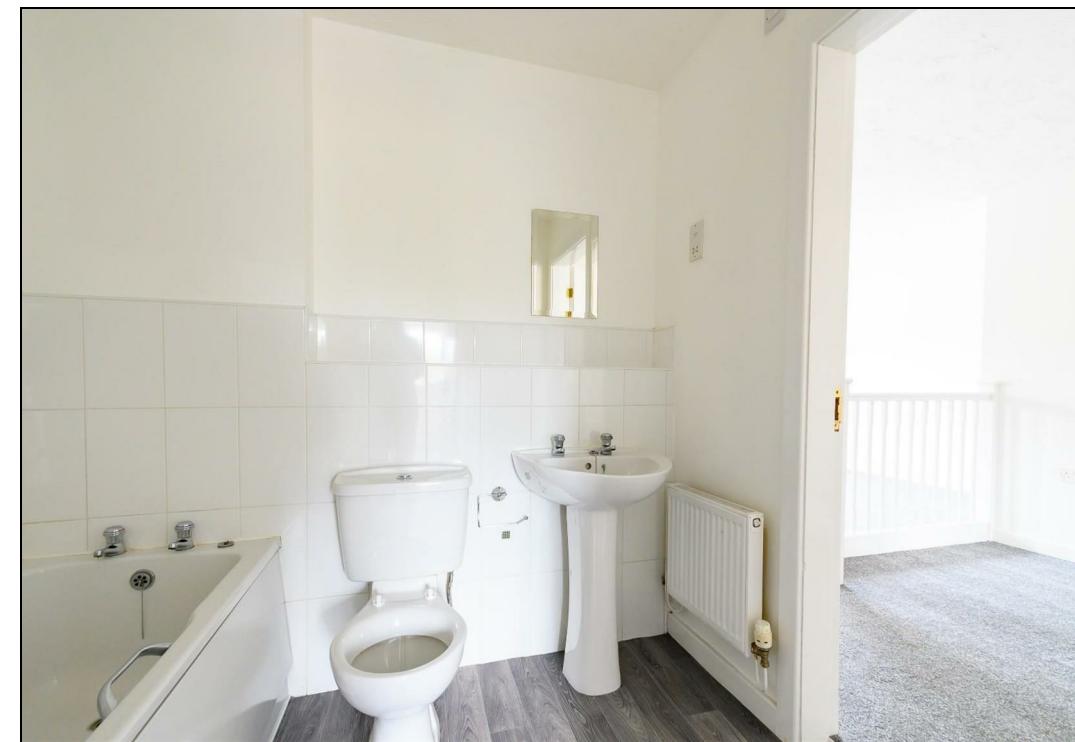
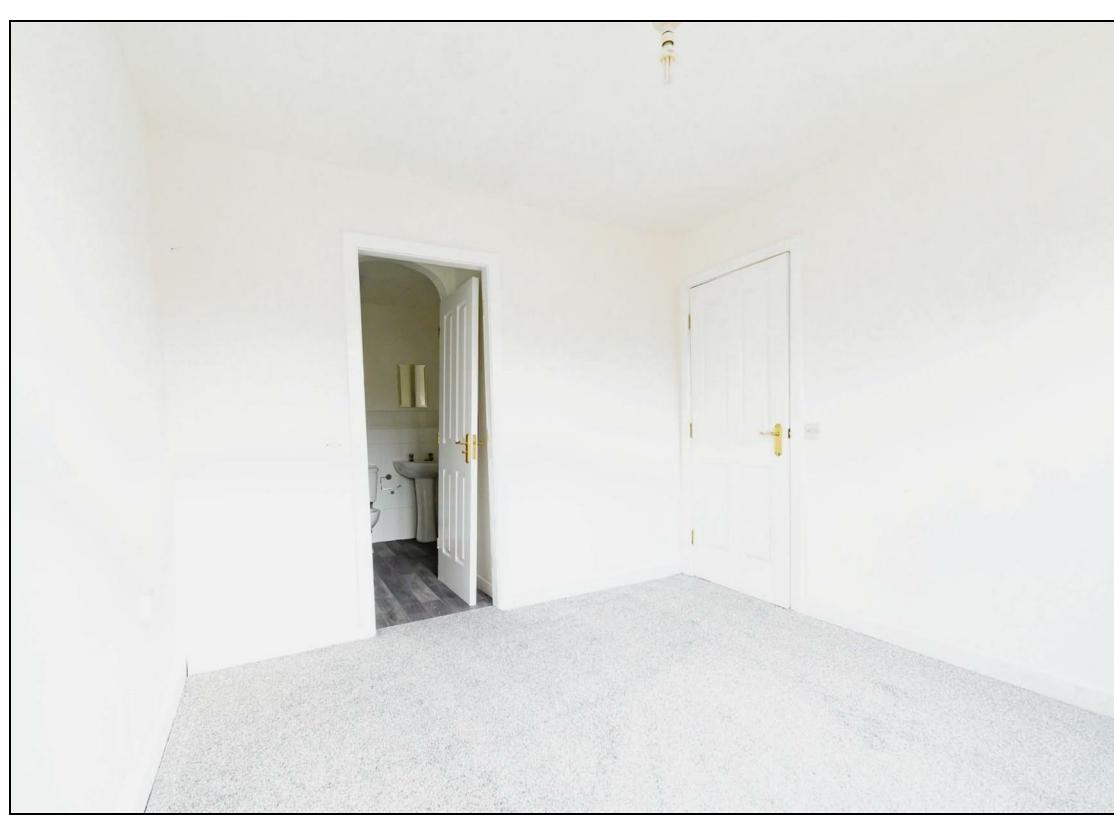
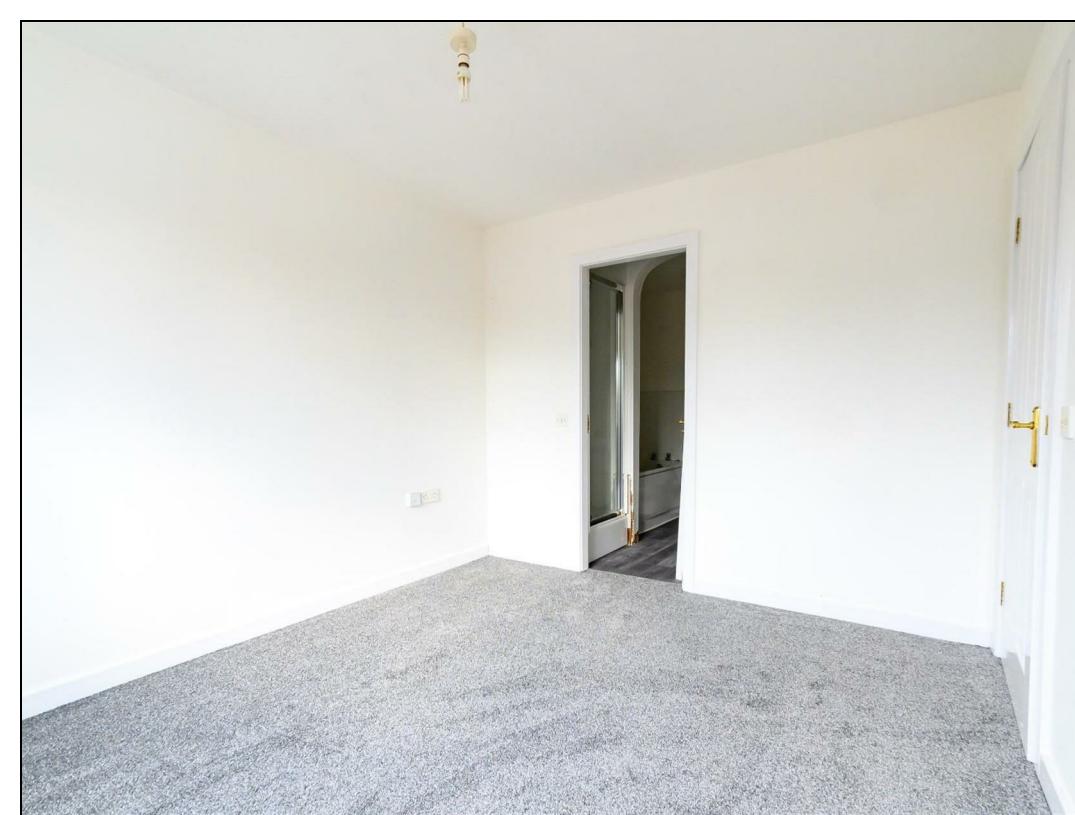
This stylish first-floor, two-bedroom apartment is situated in the sought-after Scholars Court development—an excellent choice for both first-time buyers and investors. The property boasts a spacious open-plan living and dining area seamlessly connected to a modern kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Additional features include a secure entry system and allocated resident parking. Conveniently located in Swinton, the area offers a variety of local amenities, including supermarkets, restaurants, and bars. Excellent transport links, including nearby train stations, provide direct access to Manchester City Centre.

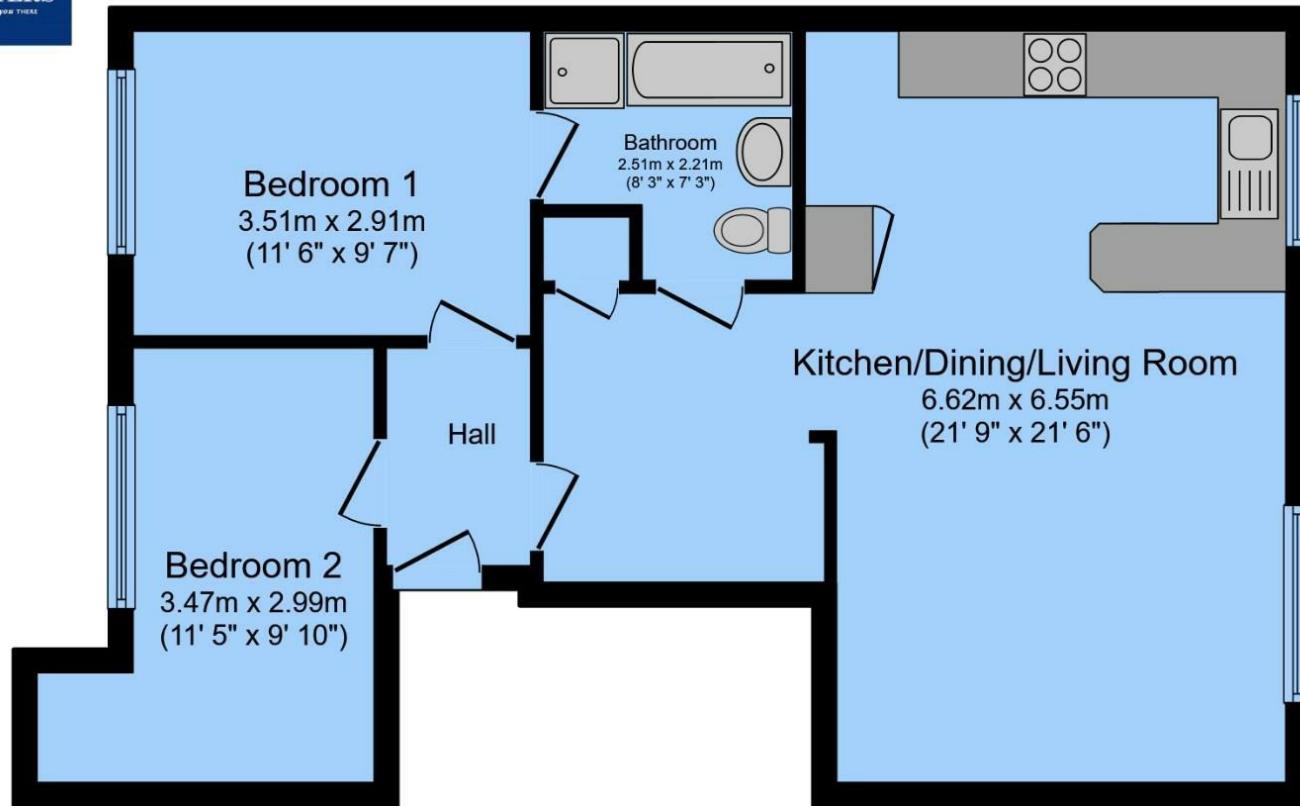
KEY FEATURES

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- EXCELLENT LOCATION
- PARKING
- WELL PRESENTED
- EPC RATING C



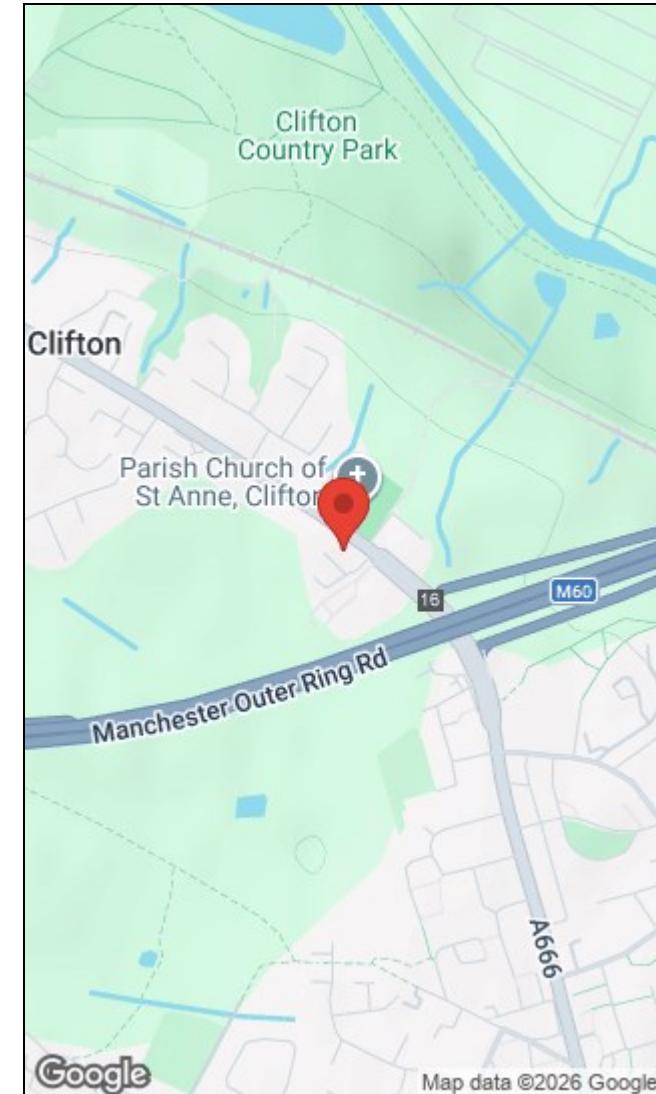






Total floor area 60.7 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(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		
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