

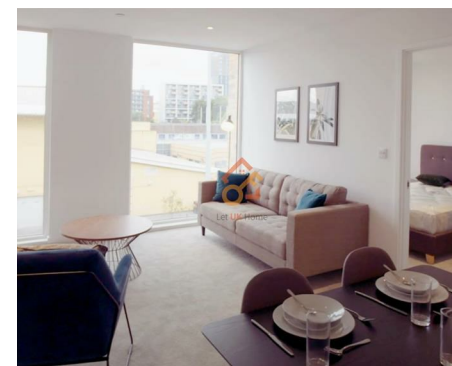


Let **UK** Home

2 Bedrooms

M15 6JP

**Located
in Manchester
£300,000**



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



151 Boundary Lane, Manchester, M15



Let UK Home are excited to offer this stunning 2-bedroom apartment in popular Burlington Square development situated in Manchester. Property Reference: LUH 769

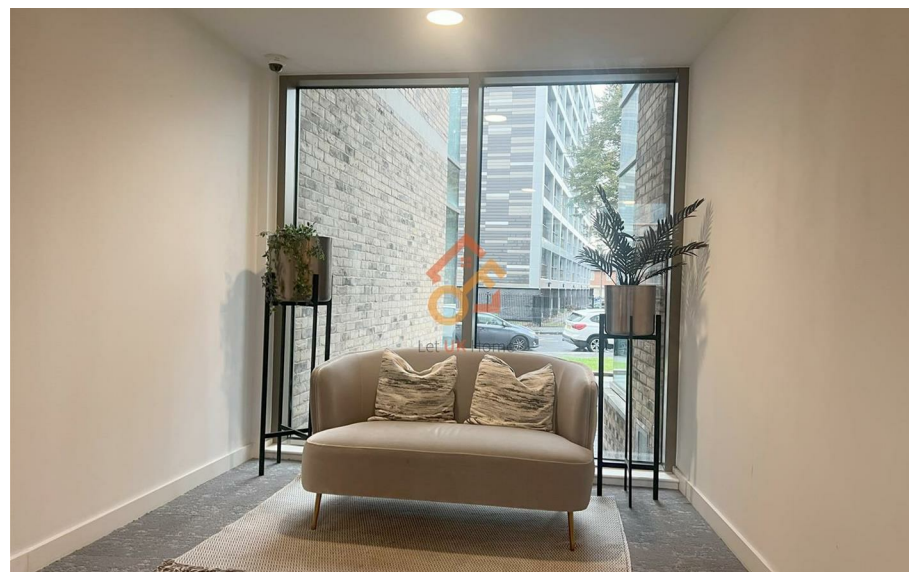
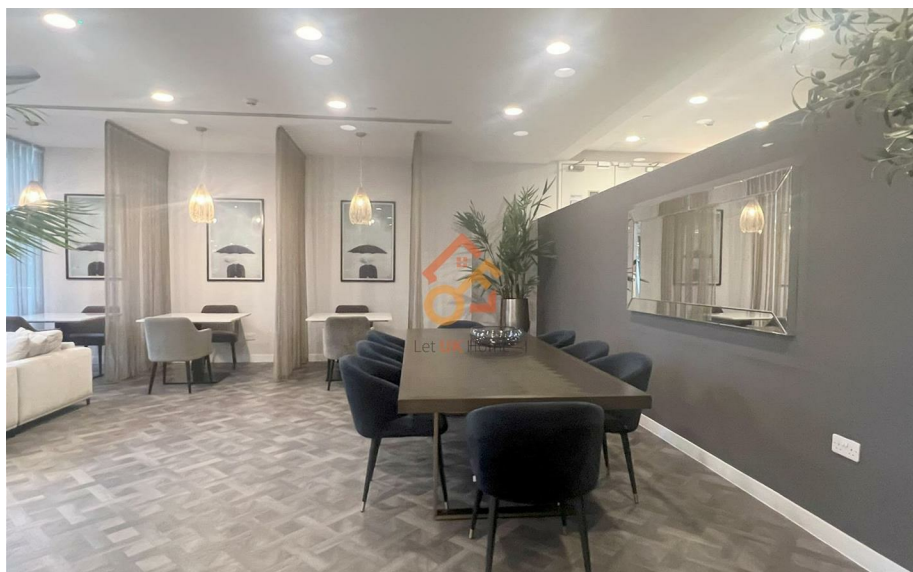
This property comprises a large bright kitchen with a stylishly attached dining area, a spacious living room, two double bedrooms with wardrobes(master with en-suite), a large family sized bathroom and ample storage.

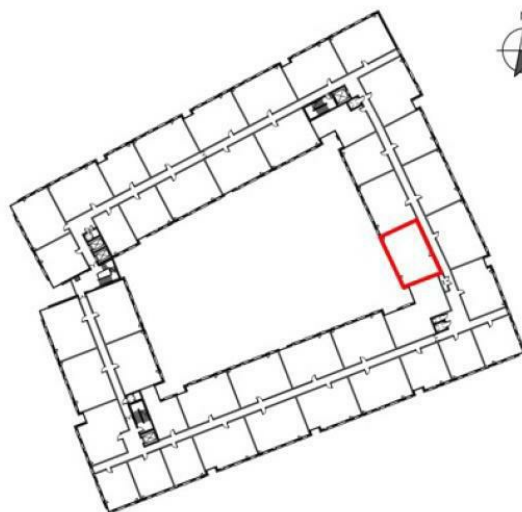
Residents will benefit from a range of facilities on site such as residents lounge offering both work and social spaces, a residents communal courtyard, gymnasium and concierge.

Burlington Square, by well know developers Salboy has a popular location close to the inner ring road and offers easy access to Manchester, motorway network and that of Oxford Road & Piccadilly stations giving easy reach to the wider Northwest area. Ideally located close to Manchester's University campuses. Nestled in a prime central location, the development is within walking distance of Manchester city centre – including the vibrant Chinatown – as well as the lively student hubs of Rusholme, Fallowfield and Withington. This area is home to a wealth of flourishing independent shops, bars and restaurants

- 4th Floor
- The Gym
- EPC Rating: B

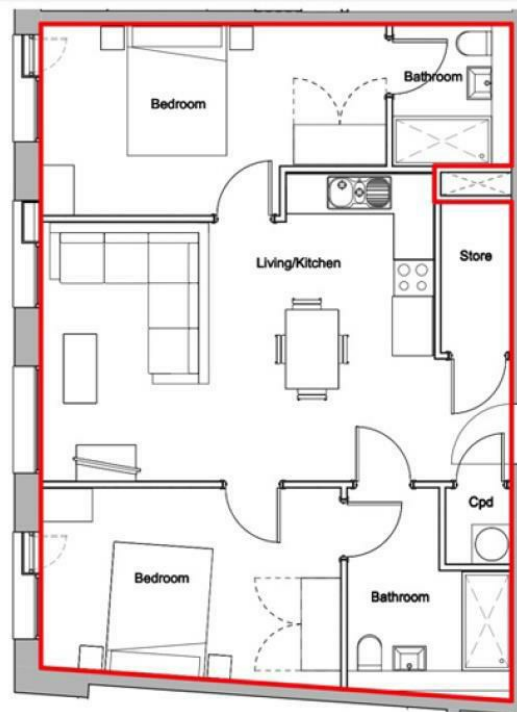
- Concierge Service
- Lift





Level 03 - Third Floor Key
1 : 1000

GROSS INTERNAL AREA : 71.24m²



Let **UK** Home

1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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01615219812

Council Tax Band: C

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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