

**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 2B2B Apartment | Downtown | Salford M5 | D119355DT



£238,000

AiHOMES proudly presents a two-bedroom flat situated in the newly completed superb Downtown development. This modern apartment offers a spacious living area that is perfect for relaxation and entertaining. The contemporary kitchen is equipped with a range of appliances, making it ideal for those who enjoy cooking. Both bedrooms are generously sized, providing ample space for comfort, while the superb bathroom adds a touch of luxury to your daily routine.

The communal areas of the building are secure, ensuring peace of mind for residents. For those who cycle, there is convenient fob-accessed cycle storage available in the basement. Located on the banks of the River Irwell and adjacent to the historic quarter of Castlefield, Downtown is Manchester's premier residence, offering a wealth of hotel-style services. Residents can enjoy the convenience of a concierge located within the lobby, an onsite gymnasium and spa, a media room for movie nights, and rooftop terraces with outdoor seating areas for relaxation.

For added convenience, Downtown provides dry and cold storage rooms to facilitate supermarket deliveries, a postal room, and a business centre equipped with free Wi-Fi. The property also features secure bicycle parking, ensuring that your bike is safe and sound.

This leasehold apartment has a ground rent of £536.30 per year, with 984 years remaining on the lease. The service charge is





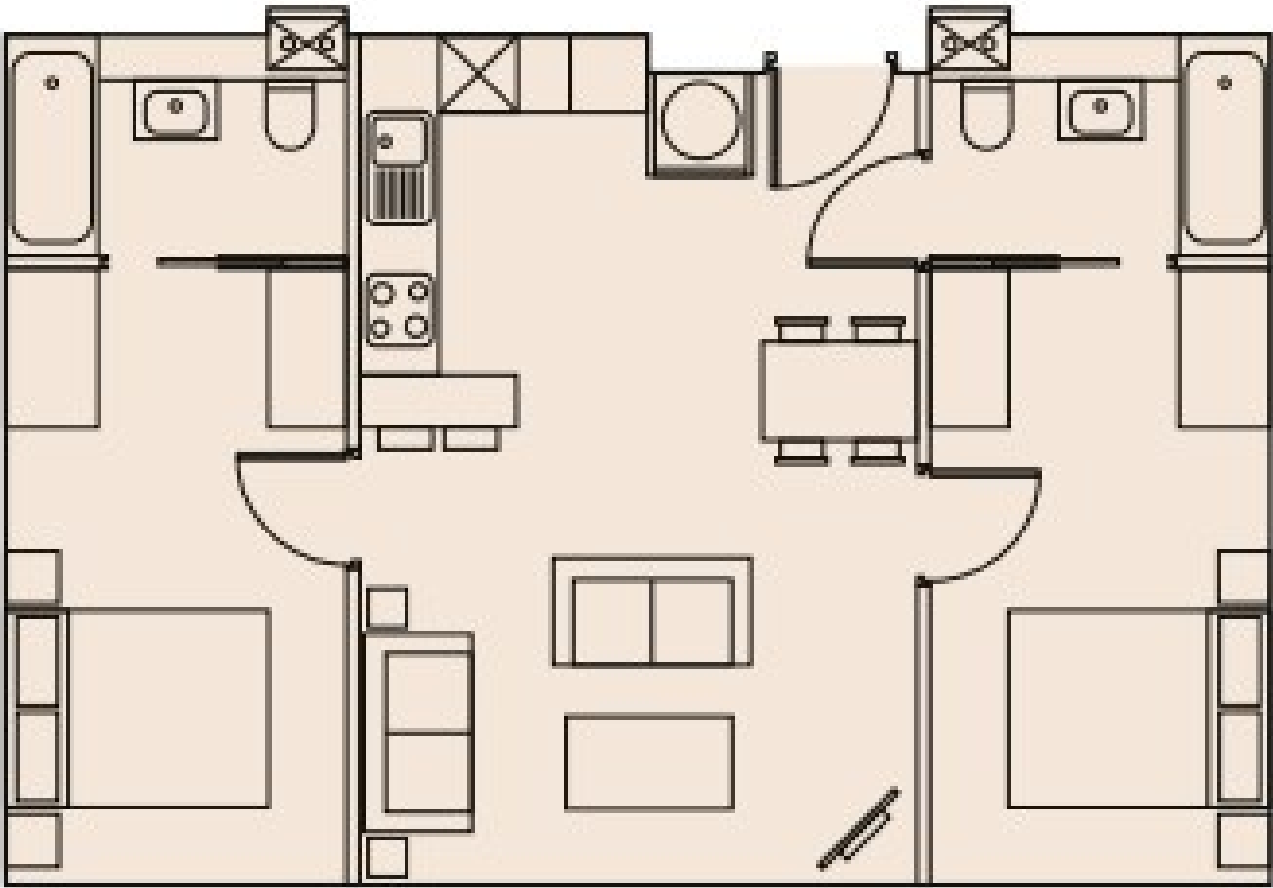



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

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

**CONTACT**

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