



**2 Bed  
Apartment  
located in**

**AiHOMES.**

Modern 2B2B Apartment  
| Downtown | Salford M5 |  
DT119355D



£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

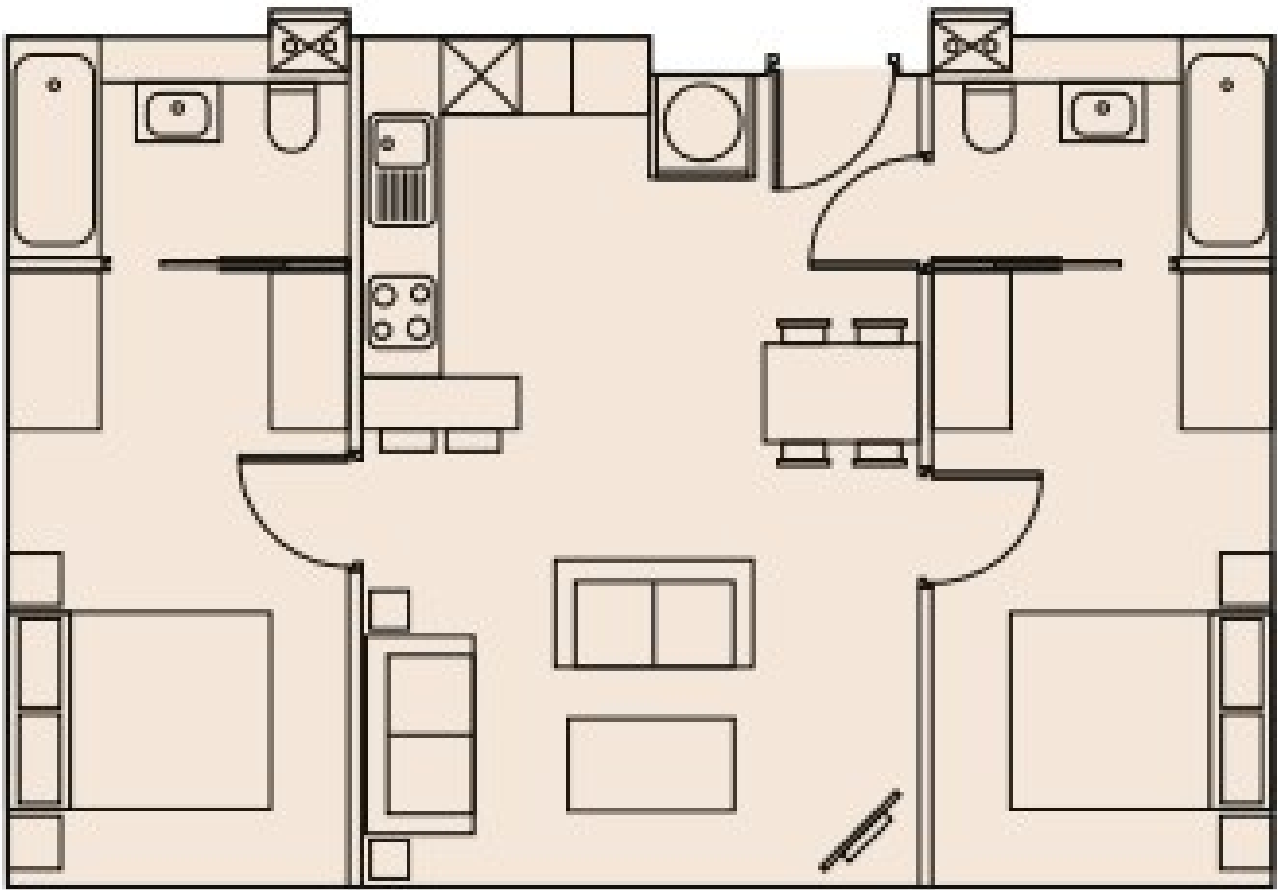






**Modern 2B2B Apartment | Downtown | Salford M5 |  
DT11 0255D**





| 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<br>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

**AiHOMES.**