



Let **UK** Home

2 Bedrooms

Flat

**Located
in Manchester**

£2,200 Per Month



pmadmin@letukhome.co.uk

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

01615219812



151 Boundary Lane Manchester

M15 6JP



Let UK Home are delighted to offer this stunning two bedroom apartment in the highly desirable Burlington Square development located in Manchester

The apartment comprises of a sizeable open plan living, dining and kitchen area, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

The building enjoys a host of top class amenities, including a fully equipped gym, concierge, lifts, entry system, communal courtyards and more,

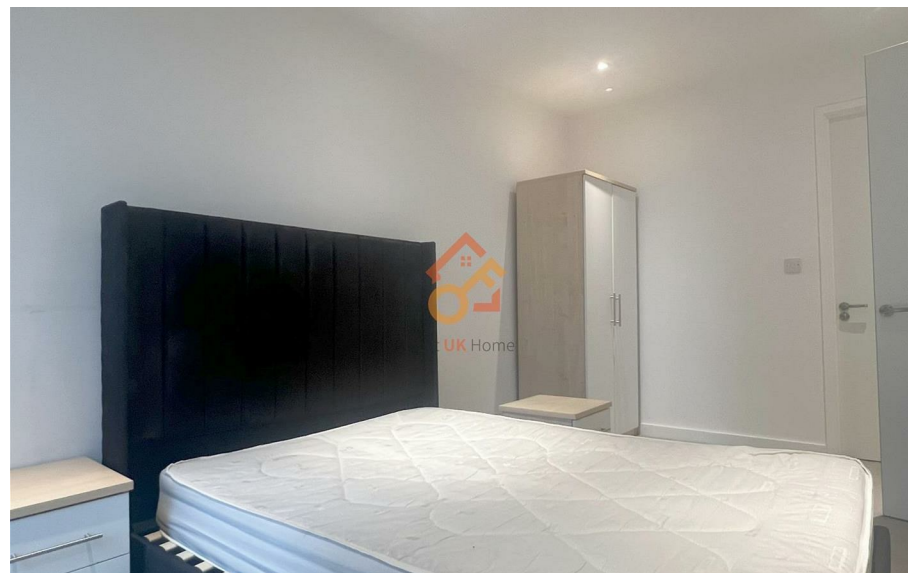
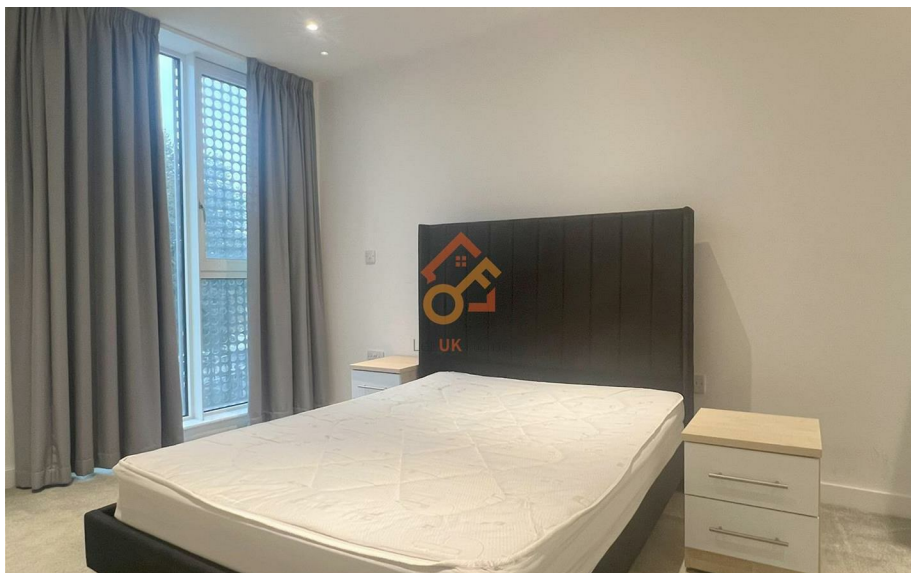
Burlington Square sits in an excellent Manchester location. Oxford Road station is situated close by for great access to tram & train links. Deansgate is within walking distance with variety of transport links, as well as a variety of shopping available from local groceries, to high end retail. Perfectly situated also are Manchester Metropolitan University, The University of Manchester and Manchester Royal Infirmary. Sports and entertainment are within easy reach too. Manchester's famous football stadiums Old Trafford (home to Manchester United) and the Etihad (home to Manchester City) are within walking distance of the apartment. Castlefield Bowl is also nearby and hosts an array of food festivals and music gigs.

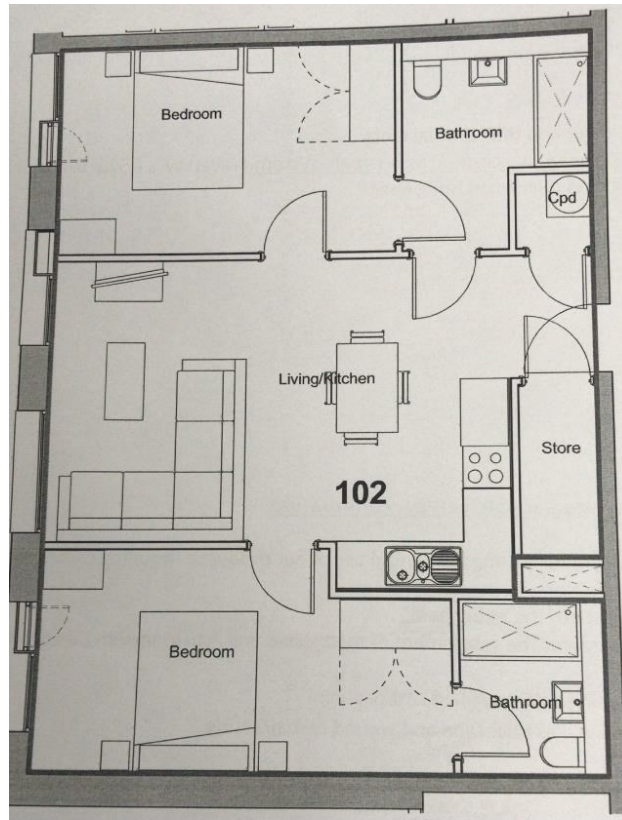
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- 3rd Floor
- The Gym
- Close proximity to Oxford Road
- Lift
- Concierge Service
- Communal Courtyards
- Well located for University
- EPC Rating: B





Total floor area 69 square metres



Let **UK** Home

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

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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		
(69-80) C	85	85
(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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