



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B1B Apartment
| Metropolitan House |
Manchester M16|730MH



£180,000

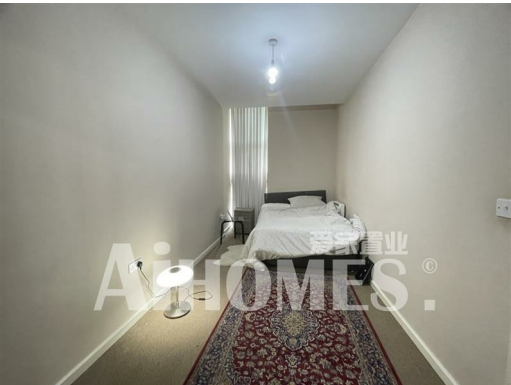
We are delighted to introduce this exquisite two-bedroom apartment located in the highly desirable area of Old Trafford. This fully furnished residence spans an impressive 79 square feet and features a contemporary open-plan living and kitchen area, perfect for modern living. The apartment is designed with comfort in mind, boasting two spacious double bedrooms and a high-spec fitted three-piece bathroom, complete with a bath and shower over the bath.

Security is paramount, with a secure door entry system and an intercom for added peace of mind. The property also benefits from two off-road parking spaces, a rare find in such a vibrant area.

Conveniently situated, this apartment is within walking distance of the tram station, making it an ideal choice for commuters. The Metrolink stop is just a three-minute walk away, providing swift access to Central Manchester, Media City, and Salford Quays. For those who prefer to travel by bus, the nearest bus stop is only a two-minute stroll. Notably, Deansgate can be reached in just five minutes by Metrolink, while MediaCity UK is a mere 19 minutes away, and Trafford Park is just a seven-minute drive.

The current rent for this property is £775 per month under a rolling contract tenancy, with a service charge of £2,775 per annum and a ground rent of £275 per annum. The apartment holds an EPC rating of E and falls under Council Tax Band B. With 244 years remaining on the leasehold, this property presents an excellent

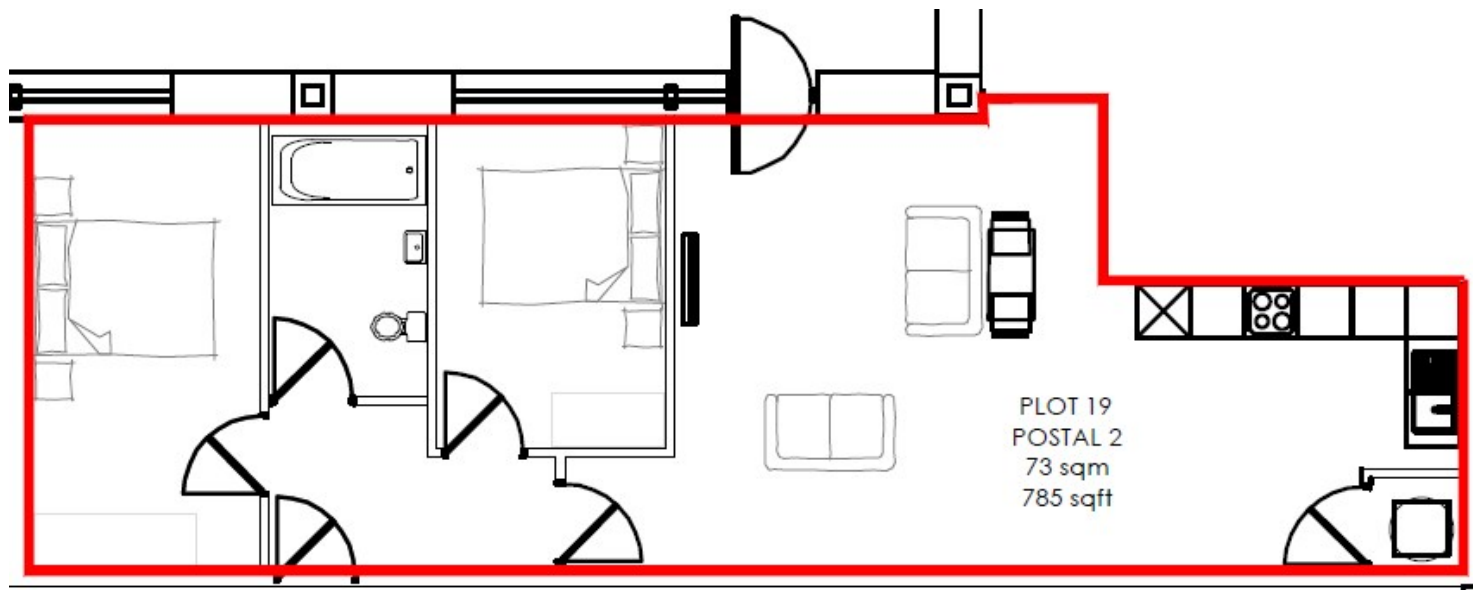






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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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

EPC Rating:
Council Tax Band: B

CONTACT

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