



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B1B Apartment

| Laurence Place | M3

|441650LP



£293,000

Welcome to Laurence Place, an exceptional apartment located in the heart of Manchester's vibrant Embankment West. This modern two-bedroom apartment, built in 2021, spans a comfortable 60 square feet and is perfect for those seeking a fresh start in a lively urban environment.

As you step into this furnished residence, you will find a well-appointed bathroom and a spacious living area that invites relaxation and socialising. The apartment is part of a pet-friendly community, making it an ideal choice for animal lovers. Residents can enjoy a range of amenities, including a 24-hour concierge service, a fully equipped gym, and inviting social spaces designed for gatherings and events.

The location is truly unbeatable, with Victoria Station and Deansgate just a short walk away, providing easy access to the city's extensive transport links and a wealth of shopping, dining, and entertainment options. Whether you are looking to explore the cultural offerings of Manchester or simply enjoy the convenience of city living, Laurence Place places you right at the centre of it all.

With a current rent of £1,400 per calendar month until August 2024, this property also features a ground rent of £581.71 per year and a service charge of £2,082.14 per year. The apartment is leasehold with an impressive remaining term of 247 years, and it comes with no chain, making it a hassle-free opportunity for prospective buyers or renters.







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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: D

CONTACT

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