



**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Luxury 2B2B Apartment | Oxygen Tower | M1 | A623420OT



£320,000

AiHOMES is delighted to present this exquisite 17th-floor apartment located in the iconic Oxygen Tower, situated in the vibrant heart of Manchester. Spanning an impressive 66 square metres, this stylish residence boasts two spacious double bedrooms, including a master suite complete with a modern en-suite bathroom. The open-plan living and dining area is designed for contemporary living, seamlessly connecting to a fully fitted kitchen that is perfect for entertaining.

The apartment is bathed in natural light, thanks to the floor-to-ceiling windows that not only enhance the living space but also provide breathtaking panoramic views of the river and the city skyline. Living in Oxygen Tower is more than just having a home; it offers a luxurious lifestyle with a range of amenities. Residents benefit from a 24-hour concierge service, a fully equipped gym, an indoor swimming pool, and an elegant residents' lounge. Additionally, the property is pet-friendly, making it an ideal choice for animal lovers.

Convenience is at your doorstep, with Piccadilly Station, trams, and a plethora of Manchester's renowned restaurants, cafés, and shops all within a short walking distance. This apartment is offered with no onward chain, making it move-in ready and an excellent opportunity for both owner-occupiers and astute investors looking for strong rental potential in one of the city's most desirable developments.

With a leasehold of 250 years from 2021, a ground rent of





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**EPC Rating:**  
**Council Tax Band: D**

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	

**CONTACT**

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**AiHOMES.**