



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment | Downtown | Salford M5 | DT110595C



£260,000

AiHOMES proudly presents a two-bedroom flat situated in the newly completed superb Downtown development. This modern apartment offers a generous living space of 61 square feet, designed for both comfort and style. The property briefly comprises a spacious living area that flows seamlessly into a contemporary kitchen, equipped with a range of high-quality appliances. The two large bedrooms provide ample space for relaxation, while the superb bathrooms are fitted with modern fixtures.

Located on the banks of the River Irwell and adjacent to the historic quarter of Castlefield, Downtown is Manchester's premier residence. Residents can enjoy a host of hotel-style services, including a concierge located within the lobby, ensuring convenience and security. The development features an onsite gymnasium and spa, a media room for movie nights, and rooftop terraces with outdoor chill-out seating areas, perfect for unwinding after a long day.

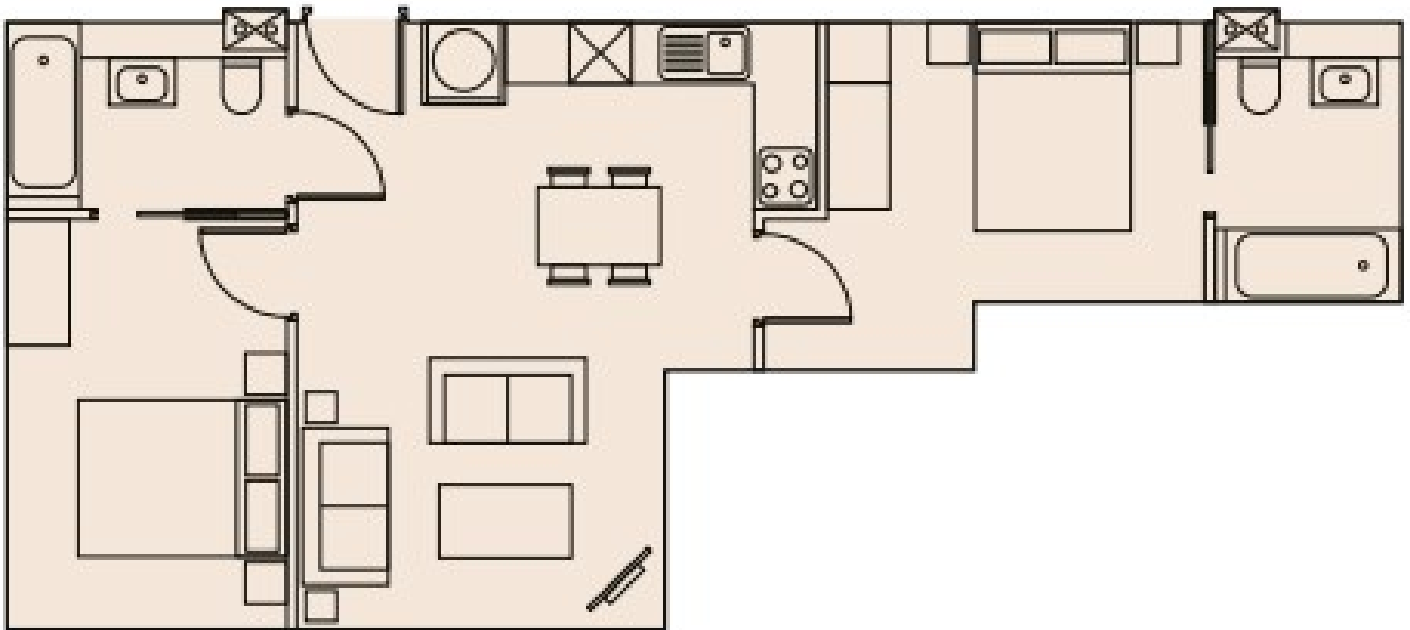
For added convenience, Downtown offers dry and cold storage rooms to facilitate supermarket deliveries, a postal room, and a business centre with free Wi-Fi. Secure bicycle parking is also available, making it an ideal choice for those who prefer cycling.


The property is leasehold with 984 years remaining, and the ground rent is £395 per year. The service charge is £2,603.50 annually. Currently, the flat is rented at £1,300 per month, with a tenancy end date of 5th April 2025. The EPC rating is C, and it falls under





**Modern 2B2B Apartment | Downtown | Salford M5 |
DT110595C**



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

5th floor, Empress Business Center
380 Chester Road
Manchester
M16 9EA

E: info@aihomes.uk

T: 0127 332 8069

