

**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment | Downtown | Salford M5 | DT119355D



£238,000

AiHOMES proudly presents a two-bedroom flat situated in the newly completed superb Downtown development. This modern apartment offers a spacious living area that is perfect for relaxation and entertaining. The contemporary kitchen is equipped with a range of appliances, making it ideal for those who enjoy cooking. Both bedrooms are generously sized, providing ample space for comfort, while the superb bathroom adds a touch of luxury to your daily routine.

The communal areas of the building are secure, ensuring peace of mind for residents. For those who cycle, there is convenient fob-accessed cycle storage available in the basement. Located on the banks of the River Irwell and adjacent to the historic quarter of Castlefield, Downtown is Manchester's premier residence, offering a wealth of hotel-style services. Residents can enjoy the convenience of a concierge located within the lobby, an onsite gymnasium and spa, a media room for movie nights, and rooftop terraces with outdoor seating areas for relaxation.

For added convenience, Downtown provides dry and cold storage rooms to facilitate supermarket deliveries, a postal room, and a business centre equipped with free Wi-Fi. The property also features secure bicycle parking, ensuring that your bike is safe and sound.

This leasehold apartment has a ground rent of £536.30 per year, with 984 years remaining on the lease. The service charge is





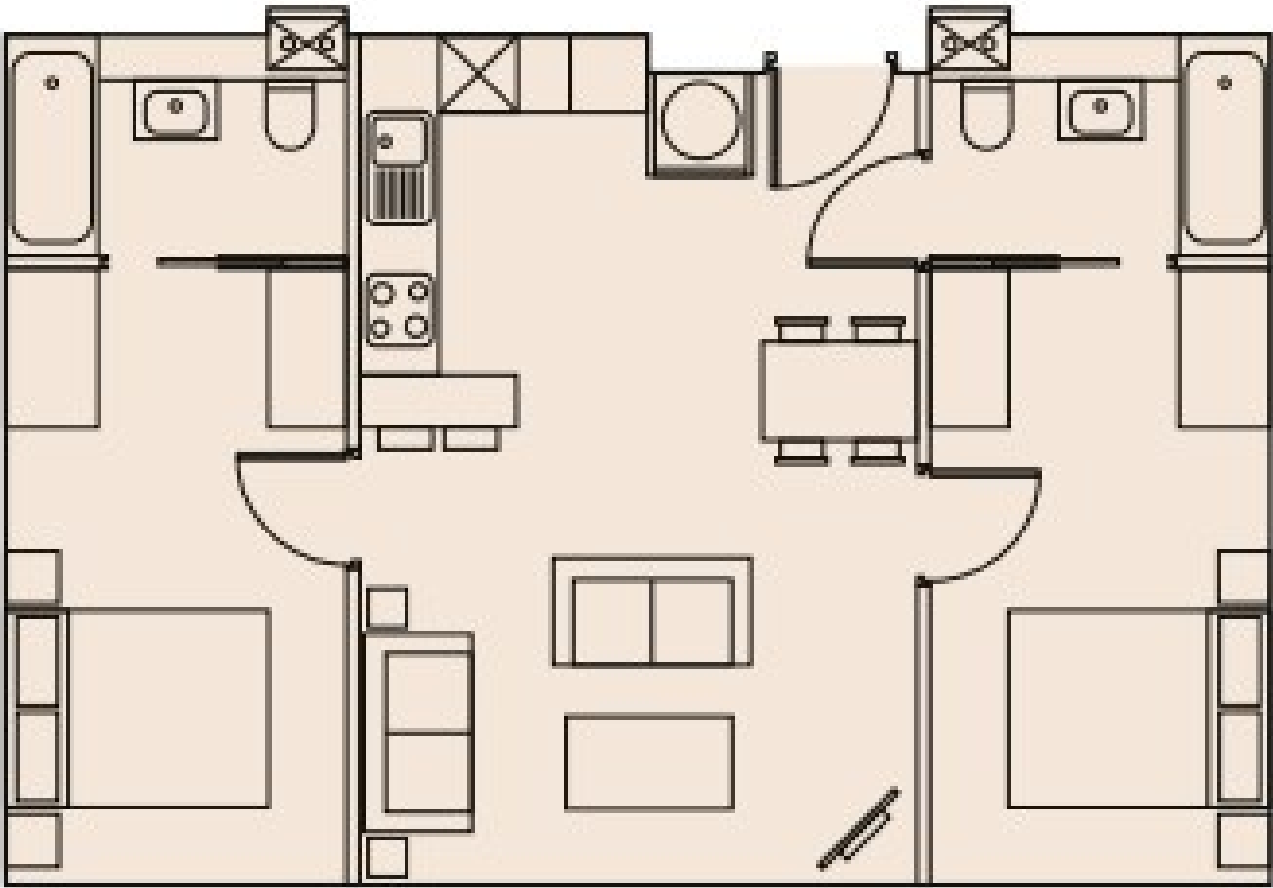



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DT11025D**



AiHOMES.



| 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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