



Let **UK** Home

2 Bedrooms

Flat

Located in Salford

£1,700 Per Month



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



12 Bankside Boulevard Salford

M3 7HW



Let UK Home present this stunning two-bedroom property in Bankside part of Colliers Yard in Manchester.

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobe (master en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of the spa, fitness centre, indoor swimming pool, game room, residents lounge and co-working space. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

Colliers Yard is not just a place to live. It is a vibrant community with easy access to all major amenities. You will find yourself within walking distance of renowned restaurants, lively bars, and unique boutiques, allowing you to immerse yourself in the local culture. For entertainment, the AO Arena and MediaCityUK are conveniently reachable by public transport, offering a plethora of events and activities.

For those who need to travel further afield, Manchester Victoria station is nearby, providing excellent rail connections. Additionally, the motorway networks are easily accessible, and Manchester Airport is also a short drive away, making this location perfect for both work and leisure.

Benefiting from convenient transportation, the residents of this development can

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- 6th Floor
- 24h Security
- Swimming Pool
- Co-working Space
- Residents Lounge
- Concierge Service
- The Spa
- The Gym
- Game Room
- EPC Rating: B





Total floor area 76 square metres



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1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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