



**2 Bed  
Apartment  
located in**

**Aihomes.**



Modern 2B2B Apartment  
| Insignia | Old Trafford  
M16 |INS183960



£195,000

**\*\*Investment Opportunity – 2 Bed, 2 Bath Apartment | 657 Sq Ft | Asking £195,000\*\***

A modern and well-proportioned two-bedroom, two-bathroom apartment extending to approximately **\*\*657 sq ft\*\***, situated within the Insignia development on Talbot Road, Old Trafford.

The apartment offers a spacious open-plan living and kitchen area, two well-sized bedrooms, including a principal bedroom with en-suite, together with a separate main bathroom.

Located within easy reach of Manchester city centre, MediaCityUK and Metrolink connections, the property is well positioned for professional tenant demand and may particularly suit investors seeking a modern apartment in an established rental location.

**\*\*Now competitively priced at £195,000 to attract a prompt sale.\*\***

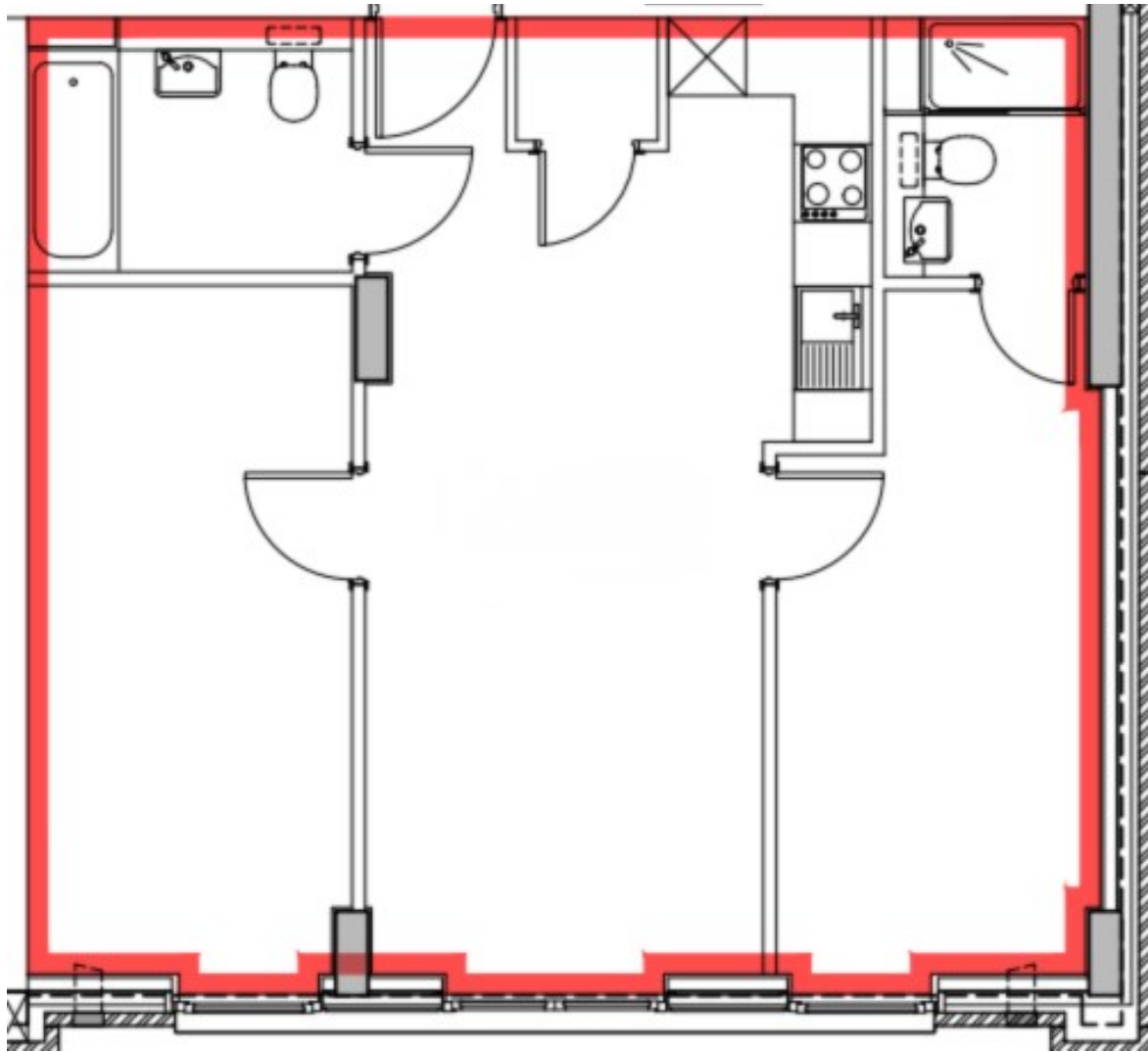
Key features include:

- \* Two bedrooms and two bathrooms
- \* Approximately 657 sq ft
- \* Modern development completed in 2021
- \* Convenient access to Manchester city centre and MediaCityUK
- \* Strong professional rental location
- \* Competitively priced for serious and proceedable buyers





**Modern 2B2B Apartment | Insignia | Old Trafford M16**  
**IINS183960**



| 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<br>2002/91/EC |           |

**EPC Rating:**  
**Council Tax Band: C**

#### CONTACT

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

E: [info@aihomes.uk](mailto:info@aihomes.uk)

T: 0127 332 8069

**AiHOMES.**