

**2 Bed  
Apartment  
located in**

**Aihomes.**

# Modern 2B2B Apartment

| Downtown | Woden  
Street | M5| A329960DT



£268,000

Welcome to this modern two-bedroom, two-bathroom apartment located in the vibrant heart of downtown on Woden Street. Spanning an impressive 698 square feet, this property offers a perfect blend of contemporary living and urban convenience.

As you step inside, you will be greeted by a spacious and well-designed layout that maximises both comfort and functionality. The living area is bright and airy, providing an ideal space for relaxation or entertaining guests. The modern kitchen is equipped with all the necessary amenities, making it a delight for those who enjoy cooking.

The two bedrooms are generously sized, offering ample storage and privacy. Each bathroom is thoughtfully designed, ensuring that both residents and guests have their own space to unwind.

With a lease term of 250 years and 244 years remaining, this apartment presents a fantastic opportunity for both first-time buyers and seasoned investors. Its prime location in downtown means you are just a stone's throw away from a variety of shops, restaurants, and local attractions, making it an ideal choice for those who appreciate the hustle and bustle of city life.

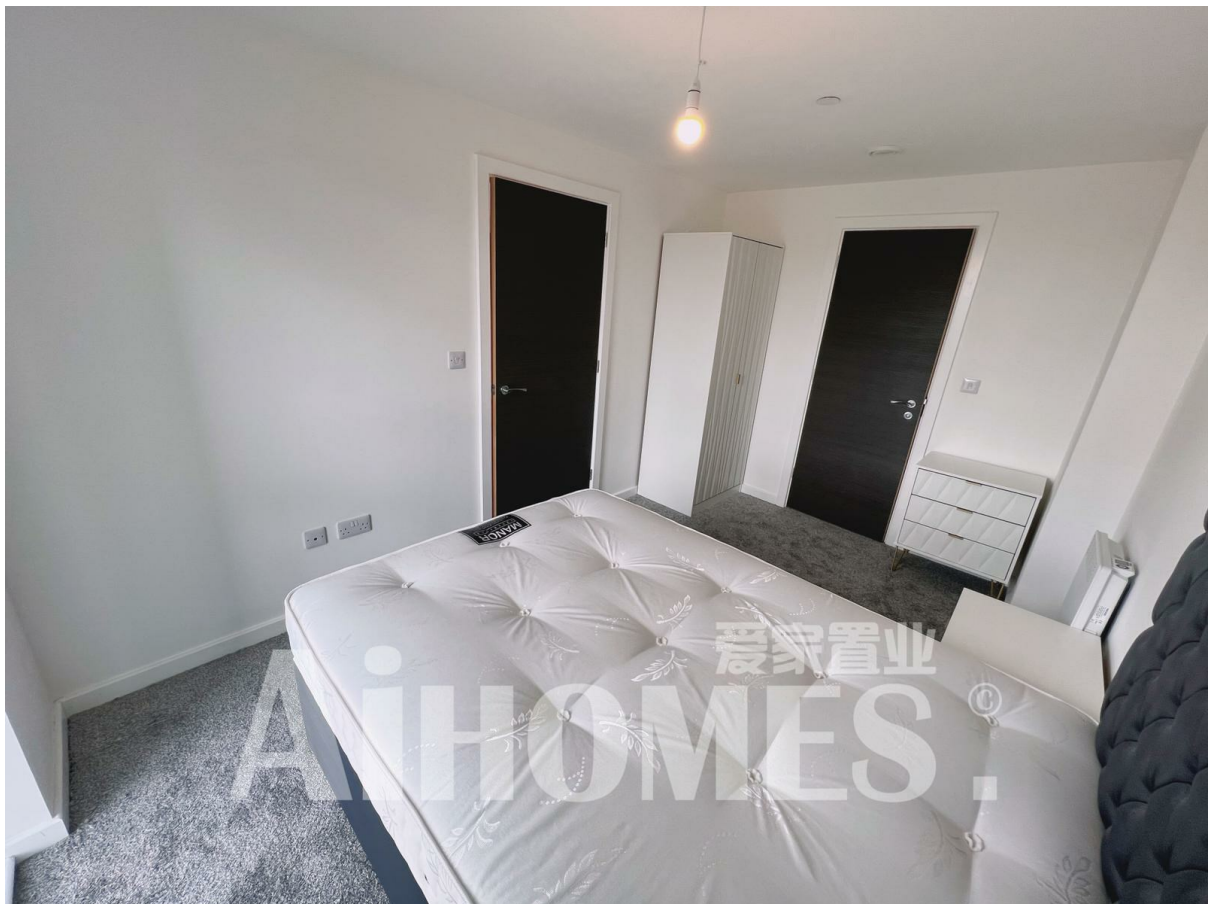
This apartment is not just a home; it is a lifestyle choice that combines modern living with the convenience of urban amenities. Do not miss the chance to make this exceptional property your own.

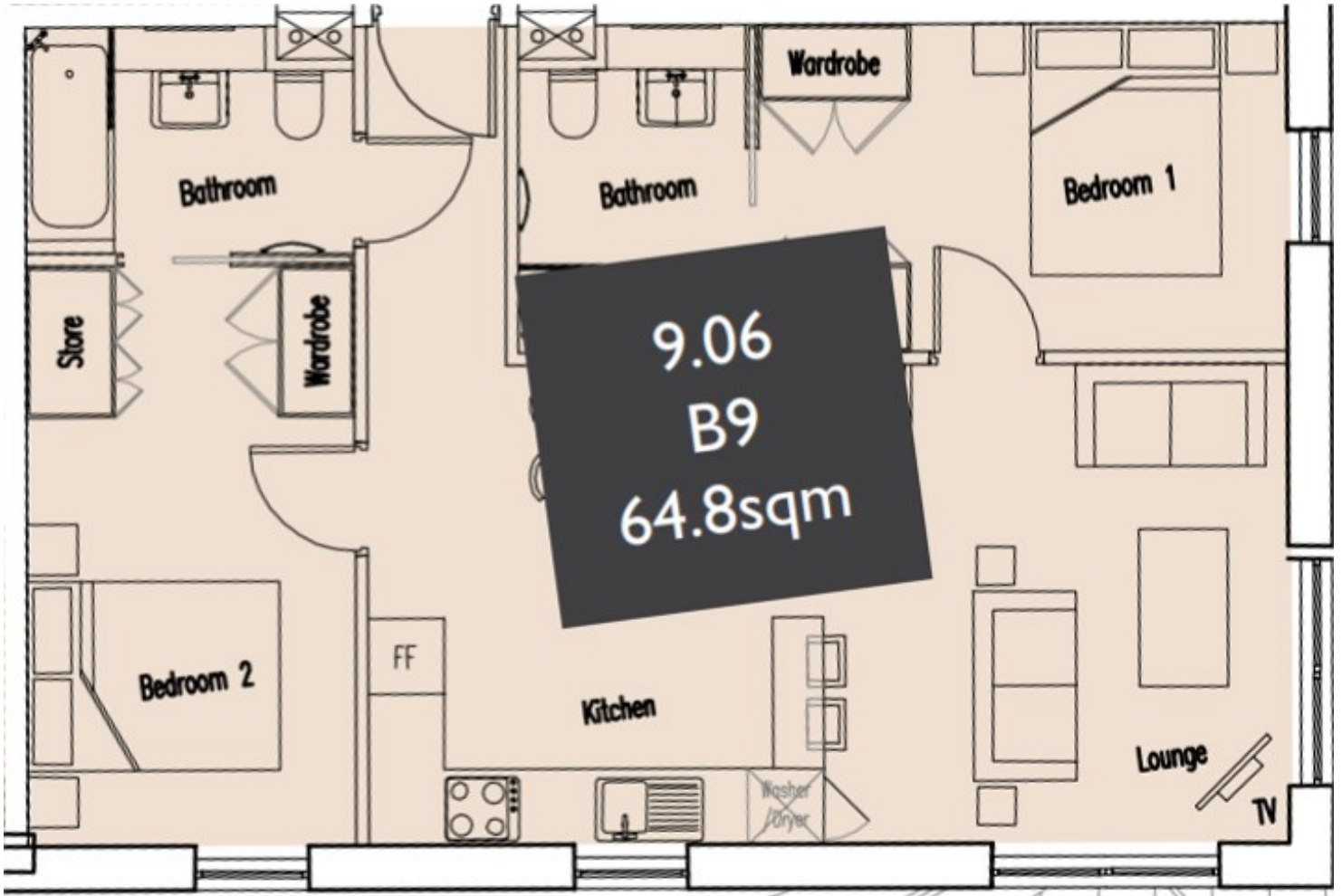






**Modern 2B2B Apartment | Downtown | Woden Street |  
M51 A320060DT**





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	

**EPC Rating:**  
**Council Tax Band: A**

**CONTACT**

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