



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Boundary Lane, Manchester, M15 6JP

£1,400

A ONE BEDROOM FULLY FURNISHED APARTMENT

Ideally situated between Manchester Metropolitan University and The University of Manchester, Burlington Square offers contemporary city living with excellent access to the universities, hospitals, and transport links.

Located on the 3rd floor, this one-bedroom apartment offers a bright open-plan living and dining area, complete with a modern fitted kitchen featuring integrated appliances. The property comprises a well-proportioned double bedroom, a contemporary bathroom suite, and an enclosed utility cupboard, providing convenient additional storage.

Residents benefit from a range of on-site amenities, including a concierge service, fully equipped gym, a coffee station, and a communal courtyard garden, offering a peaceful outdoor space in the heart of the city.

Boundary Lane, Manchester, M15 6JP

£1,400



- One Bedroom Apartment
- Close Proximity To Local Amenities
- Open Plan
- Coffee Station
- Sought After Location
- Fully Fitted Modern Kitchen
- Gym
- Excellent Transport Links
- Three Piece Bathroom Suite
- 24 Hour Concierge

Main Entrance

Concierge, seating area, coffee station and stairs and lifts to all floors.

Entrance

Hardwood door opens into kitchen area.

Living Room / Kitchen

23'4" x 10'8" (7.12 x 3.26)

Bedroom

13'6" x 8'10" (4.13 x 2.70)

Bathroom

8'10" x 5'10" (2.70 x 1.80)

Storage Room

8'10" x 3'3" (2.70 x 1.00)

External

Communal courtyard, Gym and Coffee station area.

Agents Notes

Fully Furnished, EPC Rating B and Council Tax Band B



Tel: 01616960085

www.keenans-estateagents.co.uk