



Ludgate Hill | Manchester | M4 4AP

**£995 Per Month**

The  
**GOOD  
ESTATE**  
AGENCY



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ONE BED FURNISHED WITH PARKING. Nestled in the vibrant area of Ludgate Hill, Manchester, this charming spacious third floor flat offers a perfect blend of modern living and convenience. Spanning an impressive 646 square feet, this new build property, completed in 2005, is designed to cater to the needs of contemporary lifestyles.

Upon entering, you are welcomed into a spacious reception room that provides an ideal space for relaxation or entertaining guests. The flat features one well-appointed bedroom, ensuring a comfortable retreat at the end of the day. The bathroom is thoughtfully designed, offering both functionality and style.

The location of this property is particularly appealing, with easy access to local amenities, transport links, and the bustling city centre. Whether you are a first-time buyer or looking for a rental investment, this flat presents an excellent opportunity to enjoy the best of Manchester living.

- ONE BEDROOM
- THIRD FLOOR
- COMMUNAL GARDENS
- PARKING INCLUDED
- FURNISHED
- EXCELLENT TRANSPORT LINKS
- INTERCOM

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>			
<b>England &amp; Wales</b>		81	85
		EU Directive 2002/91/EC 	

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