



**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 2B2B Apartment | Regent Plaza | Salford M5|B184690RP



£265,000

AiHomes is delighted to present this exquisite two-bedroom apartment located in the prestigious Regent Plaza, a modern residential development on the outskirts of Regent Road, Salford. This prime location offers the perfect balance of urban living, being within walking distance of the vibrant Manchester City Centre, while also providing a serene environment.

The apartment boasts a generous 60 square feet of well-designed living space, finished to an exceptional standard. Upon entering, you are greeted by a welcoming hallway that leads into a spacious open-plan living and dining area. This area is perfect for both relaxation and entertaining, featuring a sleek, contemporary kitchen equipped with high-end integrated appliances that will delight any culinary enthusiast.

Both bedrooms are generously sized doubles, ensuring ample space for comfort and privacy. The master bedroom is particularly impressive, complete with its own en-suite shower room, providing a touch of luxury. A stylish family bathroom serves the second bedroom, while an enclosed utility cupboard adds to the practicality of the apartment.

Residents of Regent Plaza can enjoy beautifully landscaped communal gardens, which include seating areas and barbecue spaces, perfect for social gatherings or quiet moments outdoors. The property also benefits from a peppercorn ground rent and an annual service charge of £1,747, ensuring that the communal areas







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**M51R12160DD**



**EPC Rating:**  
**Council Tax Band: B**

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	

**CONTACT**

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

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

T: 0127 332 8069

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