



**2 Bed
Apartment
located in**

AiHOMES.

Luxury 2B2B Apartment | Manchester New Square | M1|CD110595MNS



£325,000

AiHomes proudly presents this stunning 2-bedroom flat in Manchester New Square, perfectly positioned in the heart of the M1 district, just moments away from both Manchester Piccadilly and Oxford Road stations. This prime location offers easy access to the vibrant city life, with a plethora of shops, restaurants, and cultural attractions right at your doorstep.

The development is surrounded by exceptional amenities and boasts breathtaking views of the city skyline. Each residence in Manchester New Square reflects the highest standards of design and technology, setting a new benchmark for urban living. This luxurious two-bedroom apartment is located on the third floor, providing a serene retreat from the bustling streets below.

Upon entering, you are greeted by a welcoming entrance that features a spacious storage cupboard, perfect for keeping your living space tidy. The open-plan living area is designed for modern living, seamlessly integrating a fully equipped kitchen that is ideal for both entertaining and everyday use. The principal bedroom is a true highlight, complete with fitted wardrobes and an en-suite bathroom, offering a private sanctuary. The second bedroom is well-proportioned, making it suitable for guests or as a home office. Additionally, a stylish family bathroom serves the apartment.

The property comes with a service charge of £1207.89 and an approximate ground rent of £300 per annum, with a lease length of 250 years (243 years remaining). The EPC rating is B, and it falls





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EPC Rating:
Council Tax Band: E

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>		
England & Wales	EU Directive 2002/91/EC	

CONTACT

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