

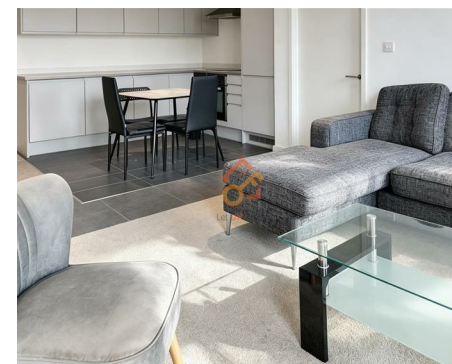


Let **UK** Home

2 Bedrooms

M15 6JQ

**Located
in Manchester
£2,300 Per Month**



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



151 Boundary Lane, Manchester, M15



Let UK Home are excited to offer a bright, furnished two bedroom apartment in Burlington Square development located in the heart of Manchester's Learning Quarter, moments from the University of Manchester. Property Reference: LUH 2411

The open-plan lounge, dining and fitted kitchen area forms a bright, sociable heart to the home, with the kitchen positioned to one side featuring modern units and worktops. The two double bedrooms(master with ensuite) are conveniently placed at opposite ends of the apartment for added privacy. A contemporary family bathroom with shower serves the home, while a utility/store room adds practical convenience. Large windows throughout allow for plenty of natural light, and the layout makes efficient use of every square metre.

Residents benefit from excellent on-site amenities, including a concierge, residents' gym, rooftop terrace, residents' lounge and social spaces, as well as secure bike storage.

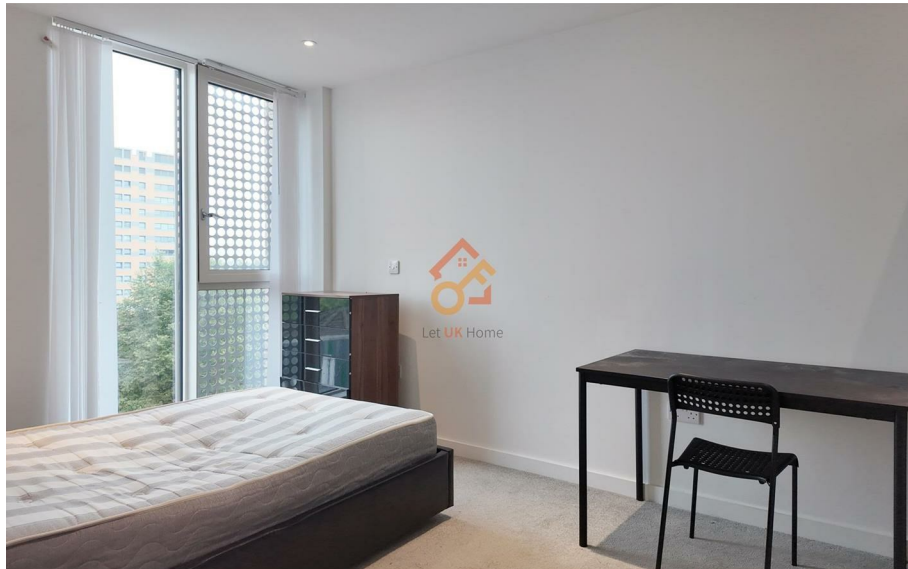
The University of Manchester, Manchester Metropolitan University, Alliance Manchester Business School and the Royal Northern College of Music are all within easy reach. Manchester city centre, Chinatown, Oxford Road and Deansgate are also conveniently accessible, offering a wide range of shops, restaurants, cafés and transport connections.

Manchester Oxford Road Station is within walking distance, providing connections to Manchester's main rail network. Frequent bus services also run along Oxford Road, offering convenient access to the city centre and surrounding areas. Deansgate-Castlefield tram stop further provides Metrolink connections for travel across the city.

An excellent choice for those seeking modern city living in a well-connected Manchester location.

- 5th Floor
- Gym
- Residents Lounge
- Walk to The University of Manchester & Manchester Metropolitan University & Alliance Manchester Business School & Royal Northern College of Music

- Concierge & 24h Security
- Rooftop Terrace
- Cycle Storage
- EPC Rating: B





Total floor area

69 square metres



Let **UK** Home

1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		

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