



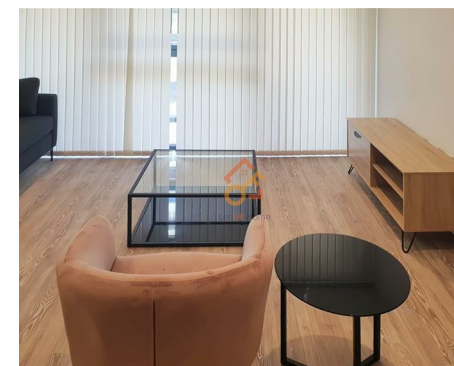
Let **UK** Home

2 Bedrooms

Flat

**Located
in Manchester**

£1,600 Per Month



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

01615219812



Potato Wharf Manchester

M3 4NX



Let UK Home are excited to offer this spectacular 2 bedroom apartment in the heart of Wilson Building part of the Potato Wharf development in Manchester.

This property comprises a large bright open plan kitchen and living room leading to a private balcony, two double bedrooms(master en-suite), a large family sized bathroom and ample storage.

Potato Wharf enjoys an unrivalled location set in the heart of Castlefield. Deansgate tram and train links are situated close by for great access to rail links and Manchester's tram network. The apartment is located just off Manchester's inner ring road, making it easy to drive in and around the city.

Thanks to convenient transportation, well-known universities like the University of Manchester, Manchester Metropolitan University, the University of Salford, and the University of Bolton can be quickly to reach.

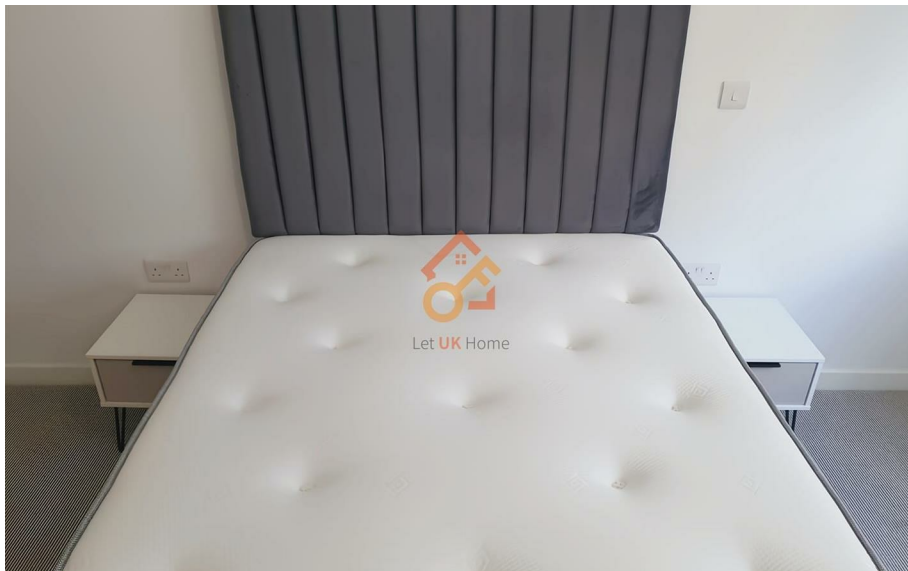
Deansgate further offers a host of shopping available, from local groceries, to high end retail. Sports and entertainment are within easy reach also. Manchester's famous football stadiums Old Trafford (home to Manchester United), the Etihad (home to Manchester City) and The Manchester Velodrome, part of the National Cycling Centre are within walking distance of the development.

Potato Wharf Manchester

£1,600 Per Month

- 2nd Floor
- Castlefield Location
- Convenient transportation

- Walk to CBD
- Private Balcony
- EPC Rating: B



APARTMENT - 2 BED	
Kitchen/Living/Dining Area (max.)	
5.86m x 3.97m	19'3" x 13'0"
Bedroom 1	
4.56m x 2.86m	15'0" x 9'5"
Bedroom 2 (max.)	
3.33m x 2.80m	10'11" x 9'2"
Total Gross Internal Floor Area	
63.5sq m	684sq ft



Let **UK** Home

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

01615219812

padmin@letukhome.co.uk

Council Tax Band: D

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		86	86
(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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