

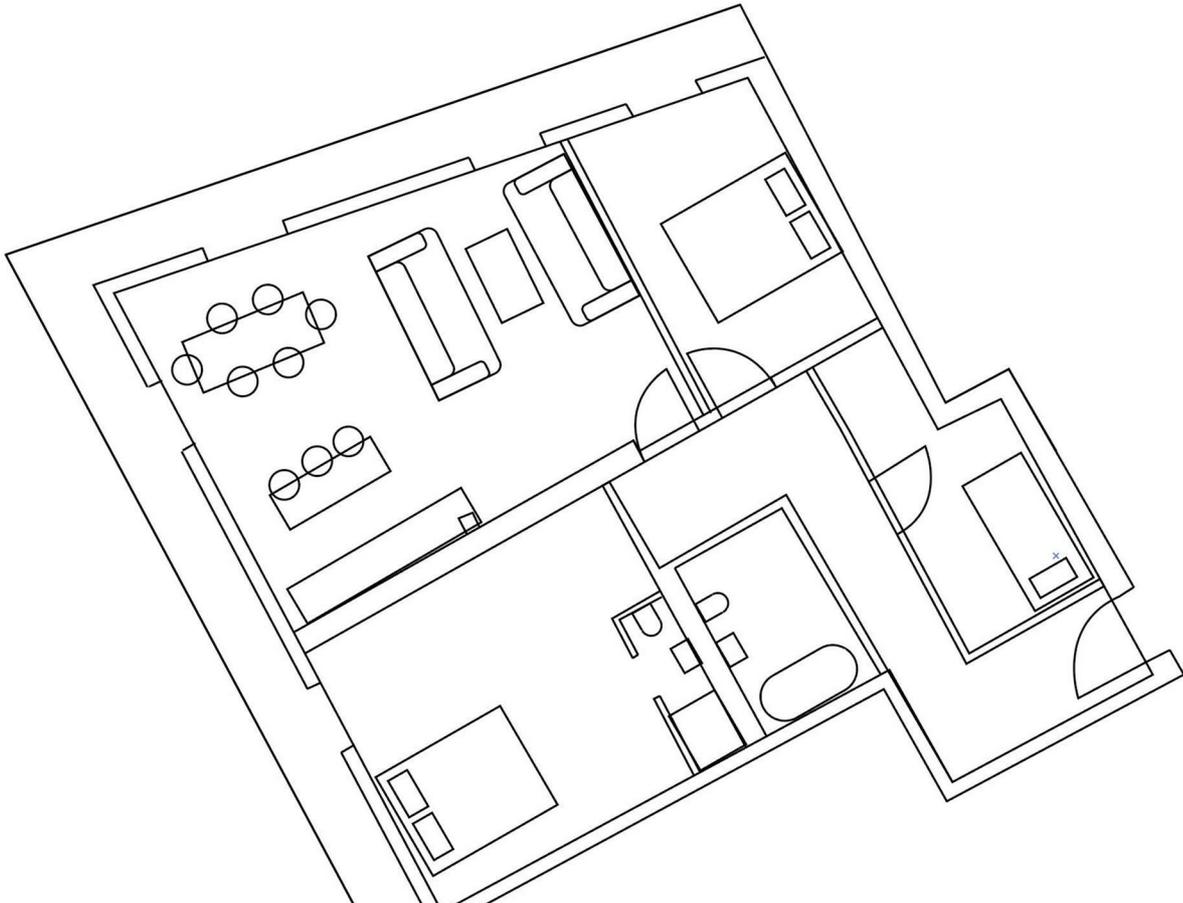


71 BOUNDARY LANE MANCHESTER

£345,000
LEASEHOLD

This exceptional modern penthouse apartment offers a rare combination of space, style, and convenience, set within a well-maintained brick-built development with lift access to all floors. Currently undergoing a full refit, the property is being finished to a high standard, making it an ideal choice for owner-occupiers or investors seeking a premium city home. The penthouse comprises three generously sized bedrooms and two contemporary bathrooms, complemented by an expansive open-plan living, dining, and kitchen area designed for modern living and entertaining. One of the standout features is the impressive five private balconies, providing excellent outdoor space, natural light, and far-reaching urban views. The apartment further benefits from two secure off-street parking spaces, a highly sought-after feature in this central location. Situated close to Manchester city centre, the property enjoys excellent access to a wide range of local amenities, including supermarkets, independent cafés, bars, and restaurants, as well as nearby green spaces such as Hulme Park. The Universities, Manchester Royal Infirmary, and Oxford Road Corridor are all within easy reach. Transport links are superb, with frequent bus routes nearby, easy access to Oxford Road Station, and nearby Metrolink services connecting to Deansgate, St Peter's Square, MediaCityUK, and beyond. Road users benefit from quick access to the Mancunian Way, providing strong connections across Greater Manchester. A rare penthouse offering combining luxury, location, and lifestyle.

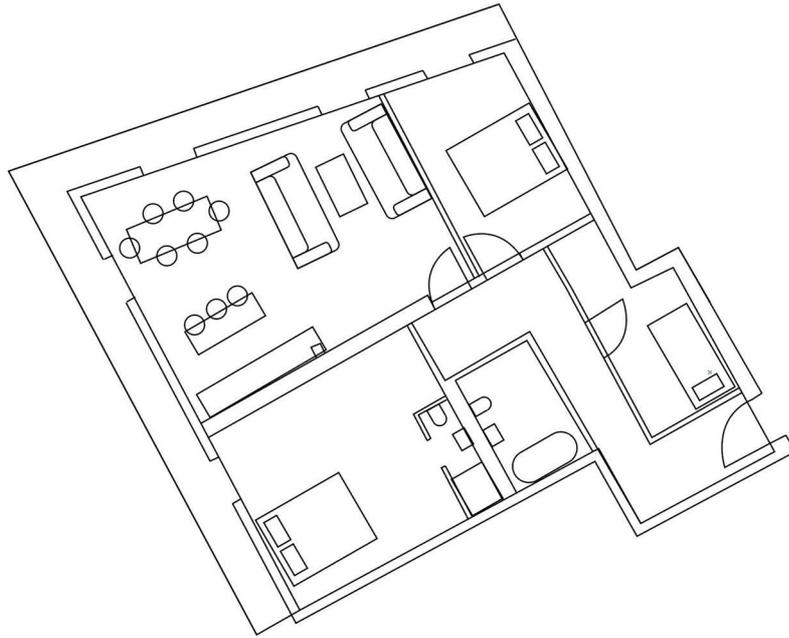




| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |







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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

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