



**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 2B2B Apartment | Hallmark Tower | Manchester M4 |36865HM



£265,000

Welcome to this modern two-bedroom apartment located in the prestigious Hallmark Tower, situated in the vibrant heart of Manchester. Spanning an impressive 710 square feet, this property offers a perfect blend of contemporary living and urban convenience.

As you enter the apartment, you are greeted by a spacious and inviting layout that maximises natural light, creating a warm and welcoming atmosphere. The open-plan living area is ideal for both relaxation and entertaining, providing ample space for comfortable furnishings and dining arrangements. The modern kitchen is equipped with high-quality appliances, making it a delight for any home cook.

The apartment features two well-proportioned bedrooms, each designed with comfort in mind. The master bedroom benefits from an en-suite bathroom, providing a private sanctuary for relaxation. The second bathroom is equally stylish and functional, catering to guests and residents alike.

Located in Manchester M4, Hallmark Tower places you within easy reach of the city's diverse amenities, including shops, restaurants, and cultural attractions. The area is well-connected by public transport, making commuting a breeze.

This apartment is perfect for professionals, couples, or small families seeking a modern living space in a dynamic city. With its

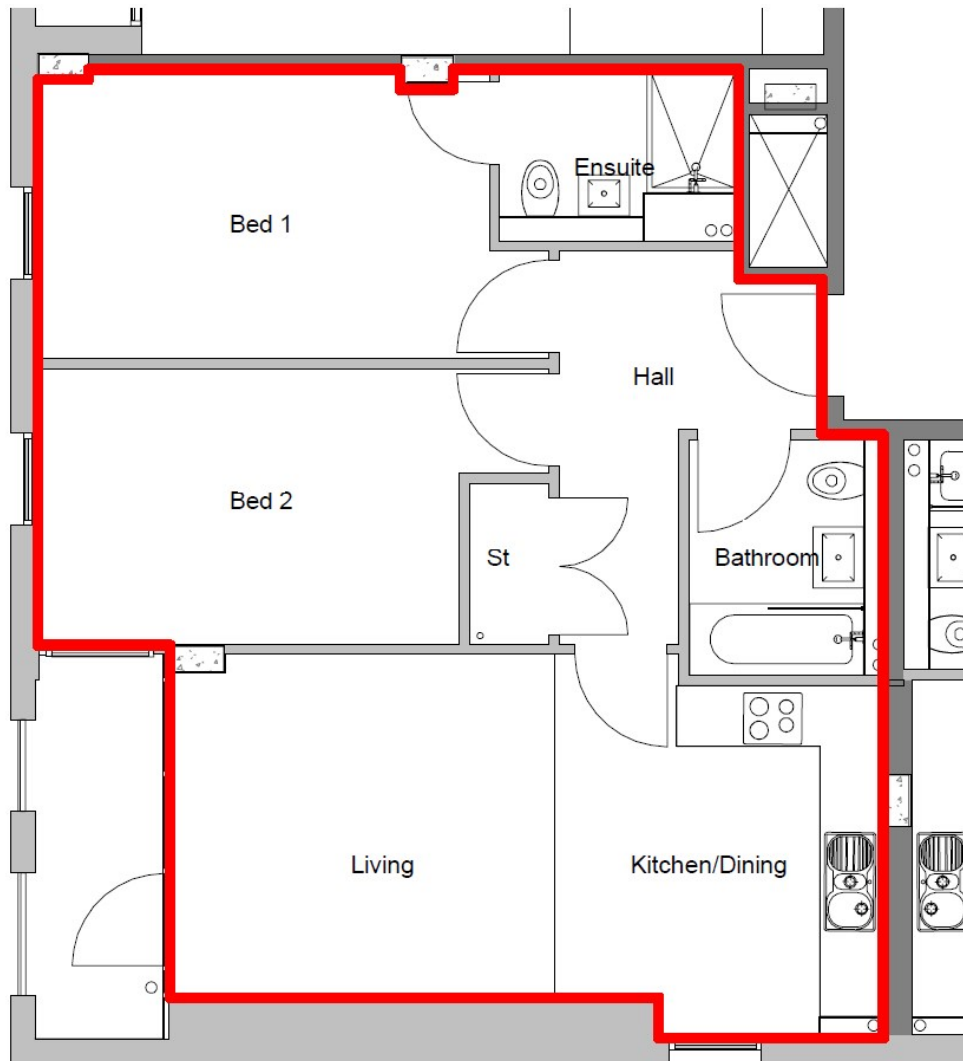






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M4 136865HM**





| 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<br>2002/91/EC |           |

**EPC Rating:**  
**Council Tax Band: D**

**CONTACT**

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