



**2 Bed
Apartment
located in**

AiHOMES.

Modern 2B2B Apartment | Burlington Square | Manchester M15|74095BS



£300,000

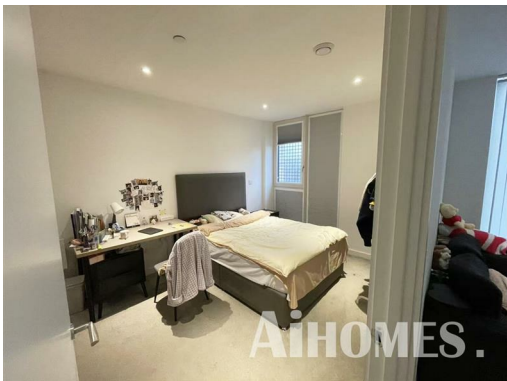
Welcome to this modern two-bedroom, two-bathroom apartment located in the desirable Burlington Square, Manchester M15. Spanning an impressive 721 square feet, this contemporary residence offers a perfect blend of comfort and style, ideal for both first-time buyers and investors alike.

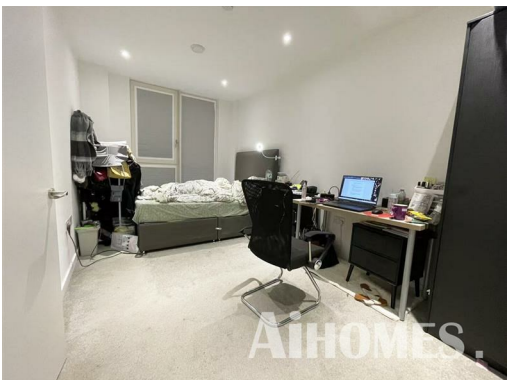
The apartment features two well-proportioned bedrooms, providing ample space for relaxation and privacy. The two bathrooms ensure convenience for residents and guests, making it an excellent choice for those who appreciate modern living. With a generous lease of 250 years starting from 2020, you can enjoy peace of mind in your investment.

The property is energy efficient, boasting an impressive EPC rating of B, which not only benefits the environment but also helps to keep utility costs manageable. The annual service charges are set at £3,092, with a ground rent of £225.74, making it a straightforward financial commitment.

Situated in Council Tax Band C, this apartment is well-positioned for those looking to enjoy the vibrant lifestyle that Manchester has to offer. While there is no parking available, the location is well-served by public transport and local amenities, ensuring that everything you need is within easy reach.

Offered with no chain, this property allows for a smooth and efficient transaction, making it an attractive option for those looking to move quickly. Don't miss the opportunity to make this modern apartment your new home in the heart of Manchester.







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Manchester M15174095RS**



EPC Rating:
Council Tax Band: C

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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