



**2 Bed  
Apartment  
located in**

**Aihomes.**

Modern 2B2B Apartment  
| Insignia | Old Trafford  
M16 |INS183960



£210,000

Welcome to this modern two-bedroom, two-bathroom apartment located in the desirable Insignia development in Old Trafford, M16. Spanning an impressive 657 square feet, this contemporary residence offers a perfect blend of style and comfort, making it an ideal choice for professionals, couples, or small families.

As you enter the apartment, you are greeted by a spacious and inviting living area that is bathed in natural light, creating a warm and welcoming atmosphere. The open-plan design seamlessly connects the living space to a well-appointed kitchen, which is equipped with modern appliances and ample storage, perfect for those who enjoy cooking and entertaining.

The two bedrooms are generously sized, providing a peaceful retreat at the end of the day. The master bedroom features an en-suite bathroom, ensuring privacy and convenience, while the second bathroom is equally well-finished, catering to guests and residents alike.

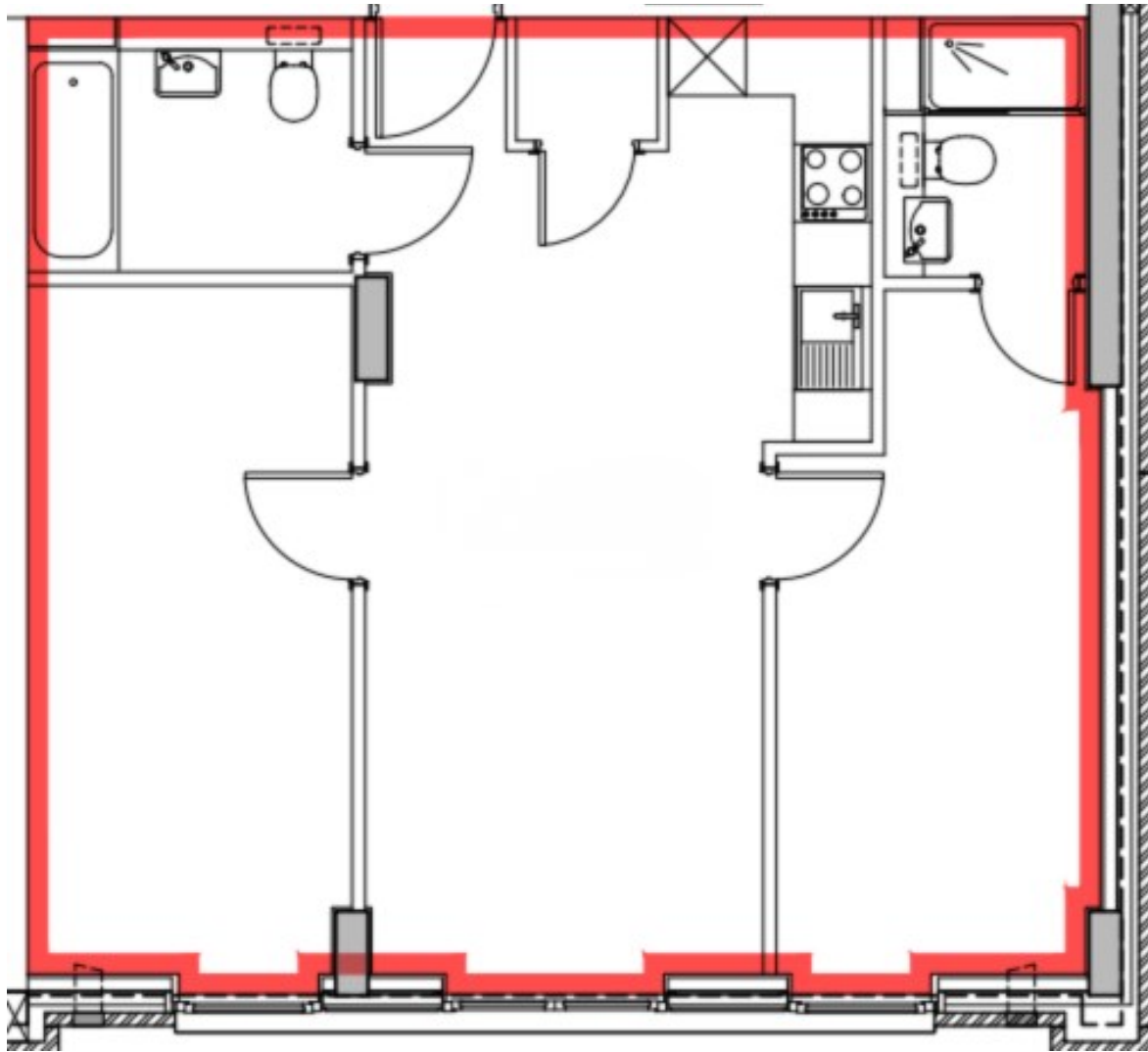
Situated in Old Trafford, this apartment benefits from excellent transport links, making it easy to access the vibrant city centre and surrounding areas. The neighbourhood is known for its rich cultural heritage, with a variety of shops, restaurants, and leisure facilities nearby, ensuring that all your needs are met within a short distance.

This property is not just a home; it is a lifestyle choice, offering





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| 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: C**

#### CONTACT

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**AiHOMES.**