

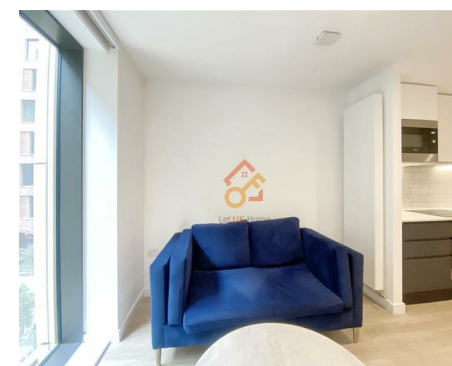


Let **UK** Home

1 Bedrooms

M1 7FU

Located
in Manchester
£1,400 Per Month



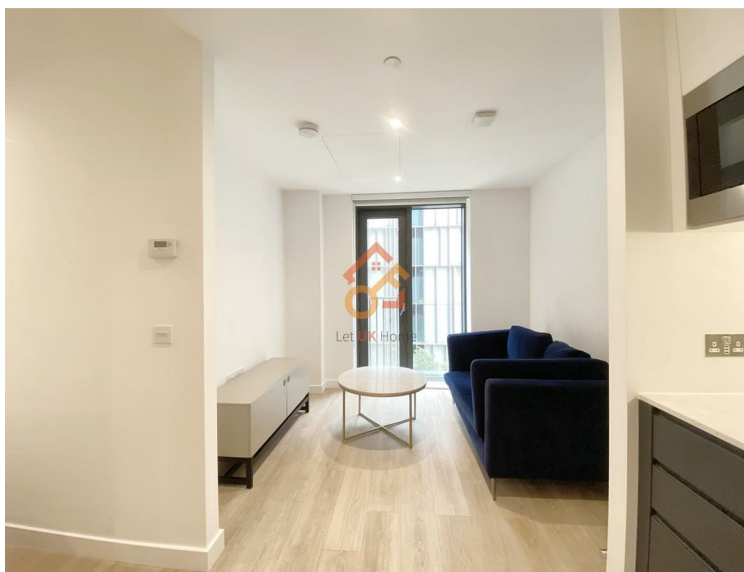
pmadmin@letukhome.co.uk

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

01615219812



Uhaus East, 7 Nobel Way, Manchester, M1



Let UK Home are excited to offer a stunning studio apartment in Uhaus East located in Manchester city center. Property Reference: LUH 2389

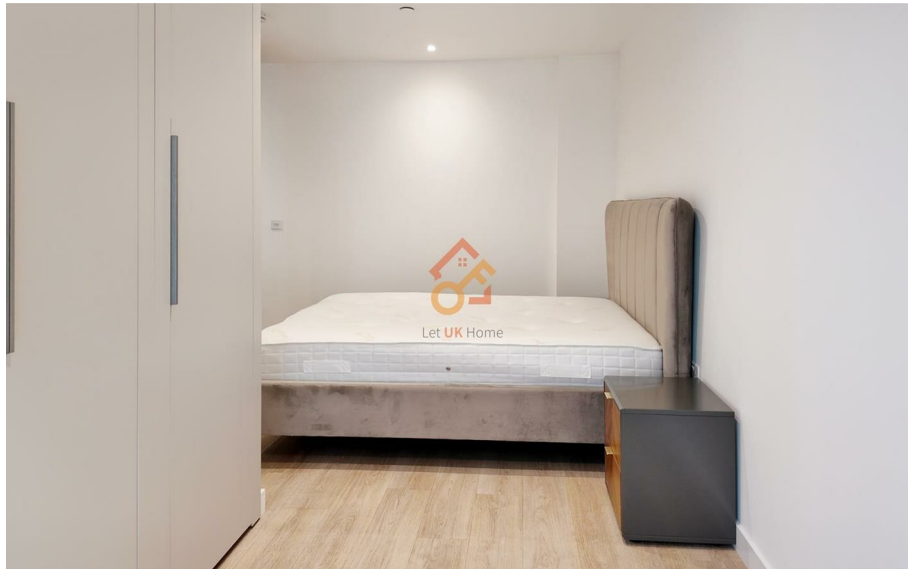
The studio comprises a spacious open kitchen with a stylishly attached dining area, a bright living space/bedroom and one modern bathroom.

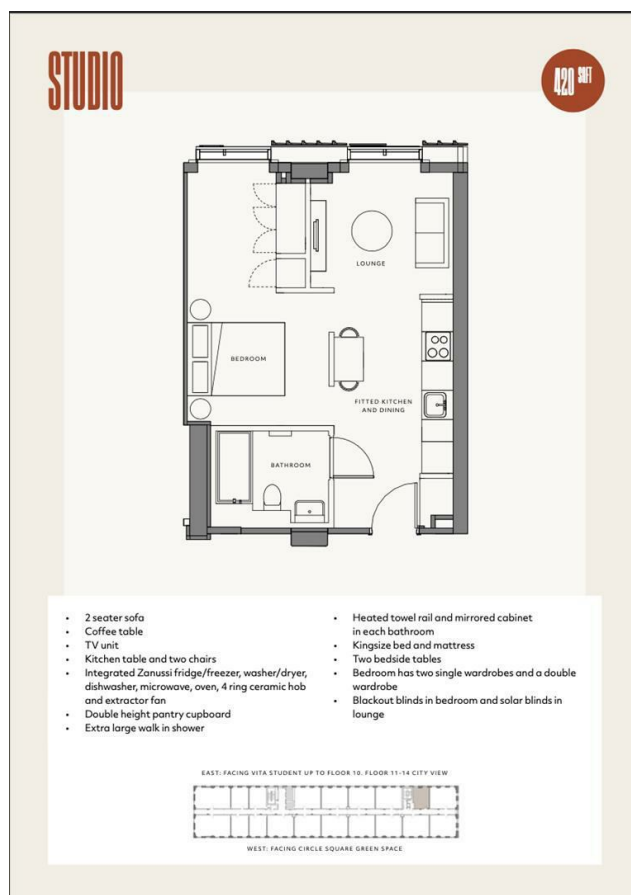
This modern development will offer an extensive range of resident-focused facilities including concierge service, residents' gym, yoga studio, co-working zones, private meeting rooms, communal lounge, outdoor terrace, private dining space and dedicated resident event areas, perfectly catering for living, working and social-life needs.

Benefiting from a prime position along Oxford Road's education corridor, the property sits close to the University of Manchester, Manchester Metropolitan University and Royal Northern College of Music. Transport connections are excellent: Oxford Road Railway Station provides easy rail links across Greater Manchester, with Manchester Piccadilly Station and multiple local bus routes within easy reach.

Surrounded by Circle Square's vibrant neighbourhood, residents have access to Symphony Park, numerous restaurants, cafés and bars. Local cultural highlights include Palace Theatre, Manchester Museum, Whitworth Art Gallery, Manchester Academy and HOME, ideal for leisure, performances and arts experiences.

- 2nd Floor
- Close to University of Manchester, MMU & Royal Northern College of Music
- Communal terrace, lounge, private dining & event spaces
- Near Oxford Road Station
- Concierge, gym, yoga studio & co-working space
- EPC Rating: B





Let **UK** Home

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

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01615219812

Council Tax Band: C

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		
(69-80) C	83	83
(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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