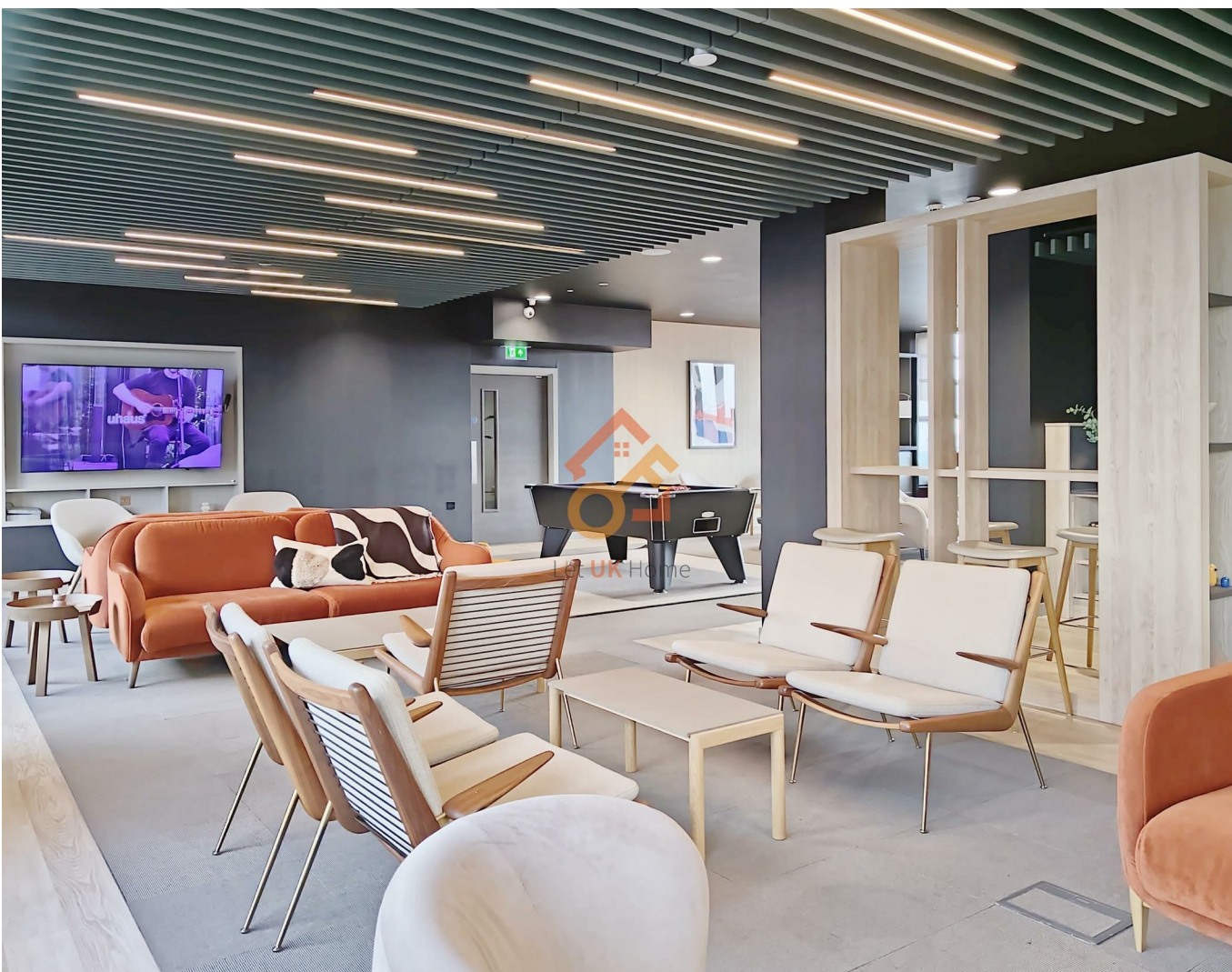


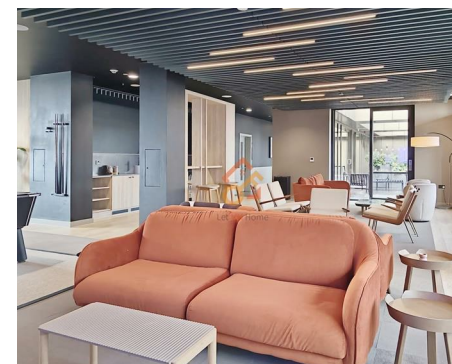


Let **UK** Home

1 Bedrooms

M1 7FY

Located
in Manchester
£1,600 Per Month



pmadmin@letukhome.co.uk

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

01615219812



7 Nobel Way, Manchester, M1



Let UK Home are excited to offer a stunning one bedroom apartment in Vita Living Circle Square located in Manchester city center.

This one-bedroom apartment features an open-plan fitted kitchen, dining and lounge zone. The east-facing layout includes a bedroom with a kingsize bed, storage wardrobes and blackout blinds, plus a bathroom with an extra-large walk-in shower, heated towel rail and mirrored cabinet. The kitchen is fitted with integrated Zanussi appliances and a breakfast bar. Solar blinds are provided in the lounge.

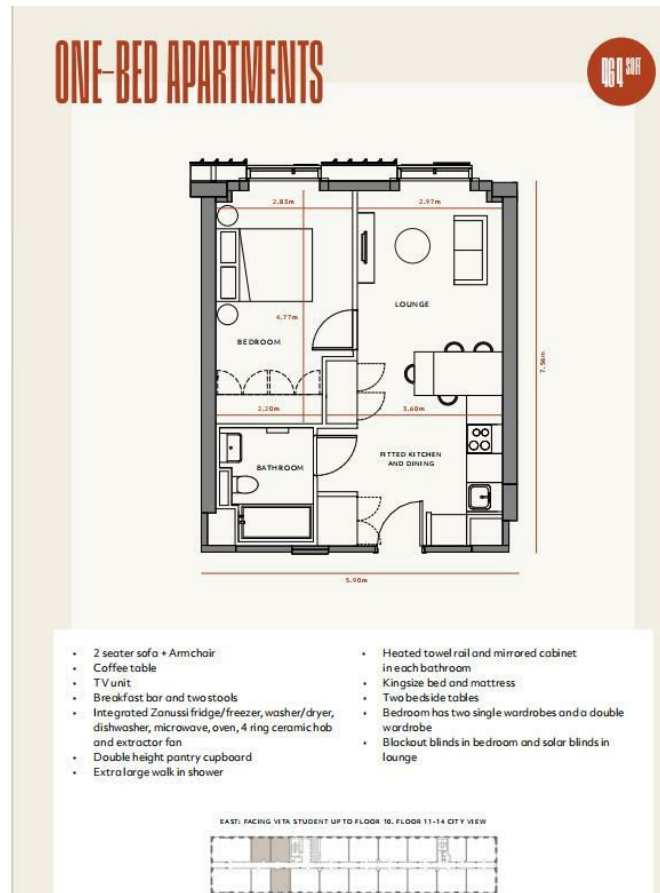
This modern development will offer an extensive range of resident-focused facilities including concierge service, residents' gym, yoga studio, co-working zones, private meeting rooms, communal lounge, outdoor terrace, private dining space and dedicated resident event areas, perfectly catering for living,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

- 11th 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

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M1 4DZ

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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		85	85
(81-91) B			
(69-80) C			
(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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