



**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 2B2B Apartment | Local Blackfriars | Salford M3 | B294920BF



£235,000

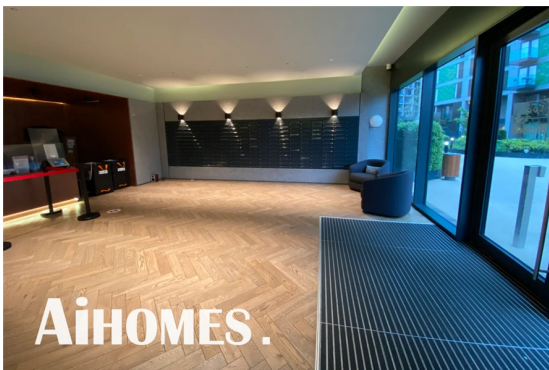
AiHOMES is delighted to present this exquisite 2-bedroom apartment situated on the 8th floor of the esteemed Local Blackfriars development in the vibrant heart of Manchester. This remarkable property is part of a secure, gated community that encompasses 380 apartments, townhouses, and penthouses, all housed within two striking towers. The development artfully combines modern architecture with the heritage charm of the Grade II-listed former Black Friar public house, which serves as its iconic entrance.

Spanning an impressive 65 square feet, this apartment is designed to offer both luxury and practicality, making it an ideal choice for professionals, couples, or savvy investors. The property is pet-friendly, welcoming small pets, which adds to its appeal. Residents enjoy a wealth of exclusive amenities, including an expansive communal garden, a 24/7 concierge service, an on-site bistro and bar, a fully equipped gym, a yoga and dance studio, a private cinema room, and modern laundry facilities.

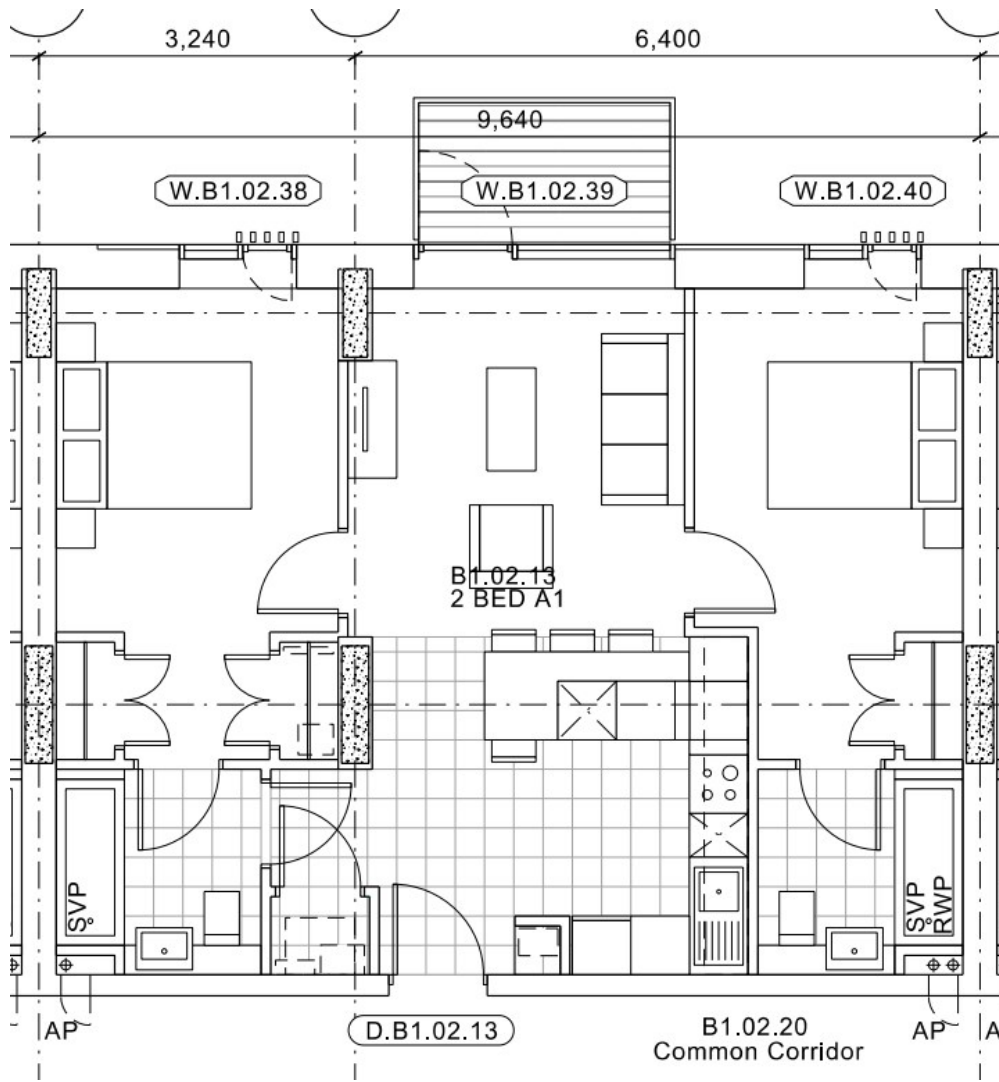
Conveniently located just a five-minute walk from Manchester's premier shopping destinations, such as Selfridges and Harvey Nichols, as well as the trendy Northern Quarter, this apartment offers easy access to the vibrant nightlife of Deansgate and Spinningfields. The unbeatable location enhances the lifestyle that comes with living in Local Blackfriars.

The property is leasehold with a remaining term of approximately





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R291920RE**



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 2002/91/EC	

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

**CONTACT**

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