



54 THE ROYAL WILTON PLACE

GREATER MANCHESTER, M3 6WP

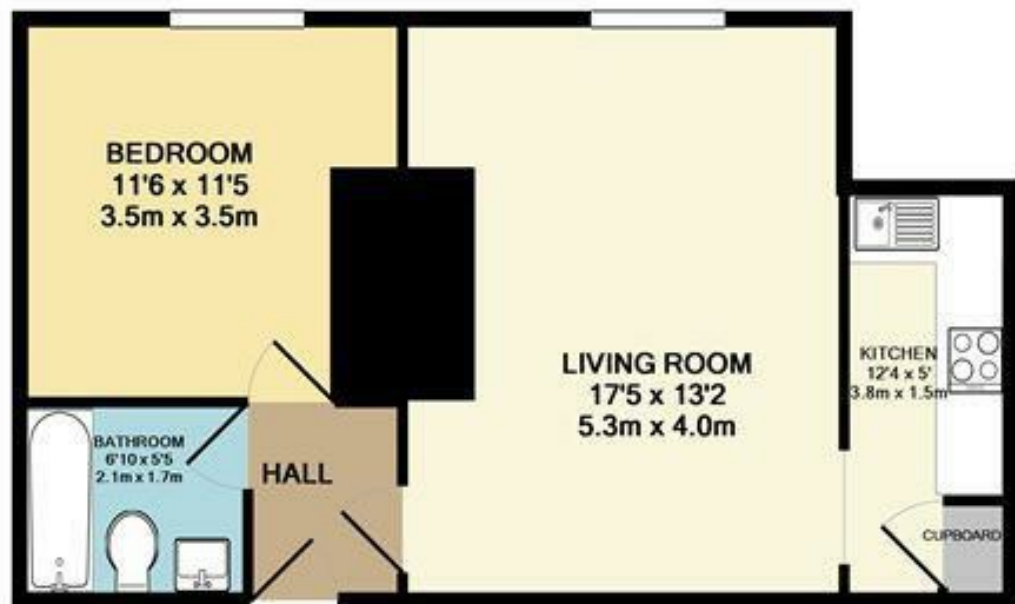
£995 PCM

Welcome to this charming modern apartment located in the prestigious area of The Royal, Wilton Place. This delightful property offers a perfect blend of comfort and style, making it an ideal choice for individuals or couples seeking a sophisticated urban lifestyle.

Spanning an impressive 461 square feet, the apartment features a well-designed layout that maximises space and natural light. The reception room serves as a welcoming area, perfect for relaxation or entertaining guests. The bedroom is a tranquil retreat, providing a peaceful haven for rest after a busy day. The modern bathroom is equipped with contemporary fixtures, ensuring both convenience and comfort.

Situated in a sought-after location, this apartment benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it an excellent base for exploring the

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TOTAL APPROX. FLOOR AREA 42.9 SQ.M. (461 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

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

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