



## 15 SILVERCROFT STREET MANCHESTER, M15 4YU

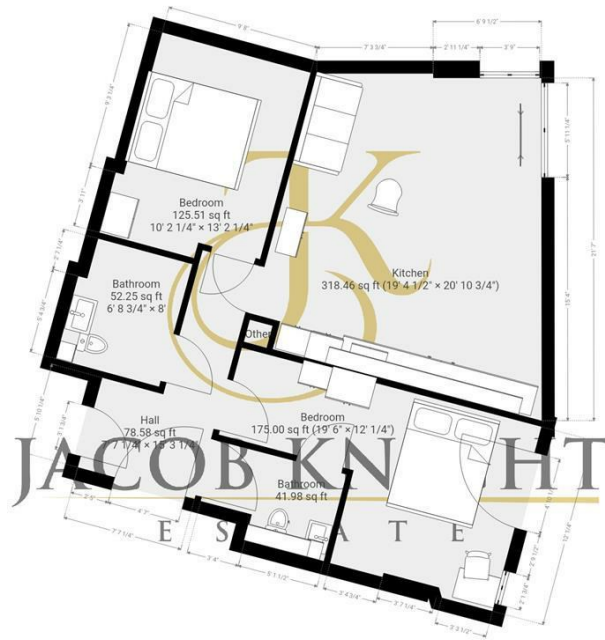
**£405,000**  
**LEASEHOLD**

Situated within the iconic The Blade, this exceptional two-bedroom apartment offers luxury city living in one of Manchester's most prestigious residential developments. Positioned on the 32nd floor, the property enjoys breathtaking panoramic views across the Manchester skyline, creating an impressive backdrop both day and night.

Finished to a high standard throughout, the apartment features a spacious and contemporary open-plan kitchen and living area designed perfectly for modern living and entertaining. Floor-to-ceiling windows allow an abundance of natural light to flood the space while showcasing the stunning elevated views across the city.

The master bedroom is generously sized and benefits from a stylish en-suite shower room, offering both comfort and privacy. A second well-proportioned double bedroom provides ideal accommodation for guests, family members or those working from home. In addition, the property offers a beautifully presented main bathroom finished with modern fittings and premium finishes.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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