



Let UK Home



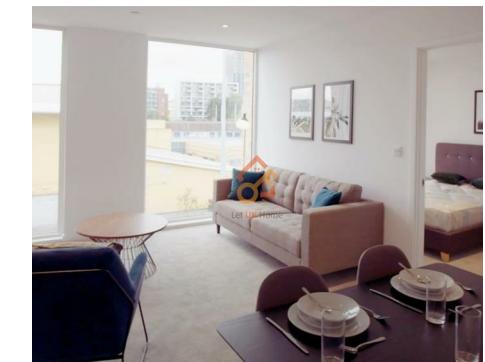
Let **UK** Home

2 Bedrooms

Flat

**Located
in Manchester**

£300,000



info@letukhome.co.uk

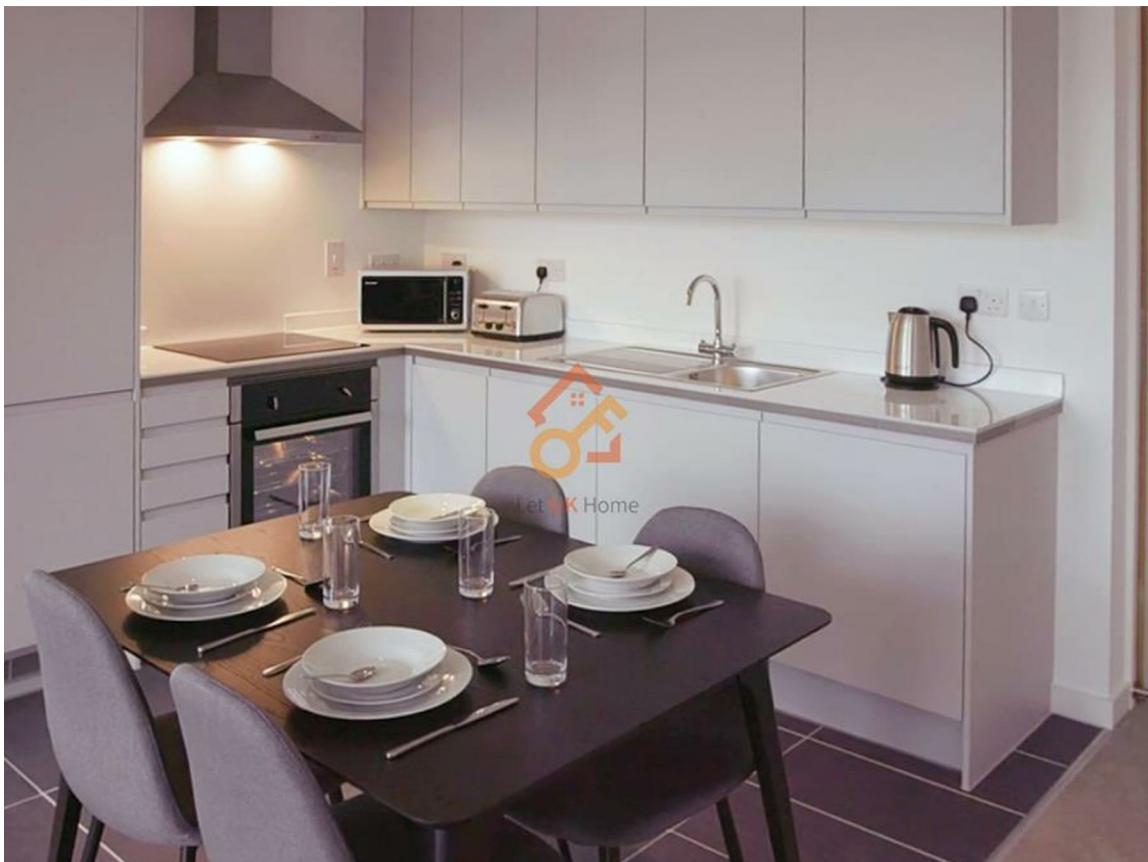
<https://www.letukhome.co.uk/>

01795 358 886



151 Boundary Lane Manchester

M15 6JP



Let UK Home are excited to offer this stunning 2-bedroom apartment in popular Burlington Square development situated in Manchester.

This property comprises a large bright kitchen with a stylishly attached dining area, a spacious living room, two double bedrooms with wardrobes (master with en-suite), a large family sized bathroom and ample storage.

Residents will benefit from a range of facilities on site such as residents lounge offering both work and social spaces, a residents communal courtyard, gymnasium and concierge.

Burlington Square, by well known developers Salboy has a popular location close to the inner ring road and offers easy access to Manchester, motorway network and that of Oxford Road & Piccadilly stations giving easy reach to the wider Northwest area. Ideally located close to Manchester's University campuses. Nestled in a prime central location, the development is within walking distance of Manchester city centre – including the vibrant Chinatown – as well as the lively student hubs of Rusholme, Fallowfield and Withington. This area is home to a wealth of flourishing independent shops, bars and restaurants

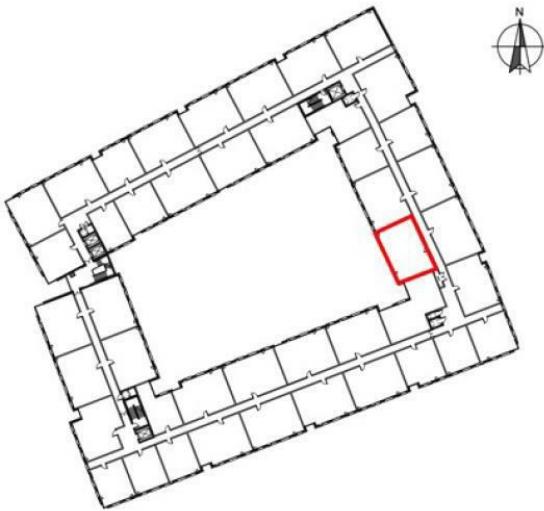
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£300,000 Leasehold



- 4th Floor
- The Gym
- Concierge Service
- Lift

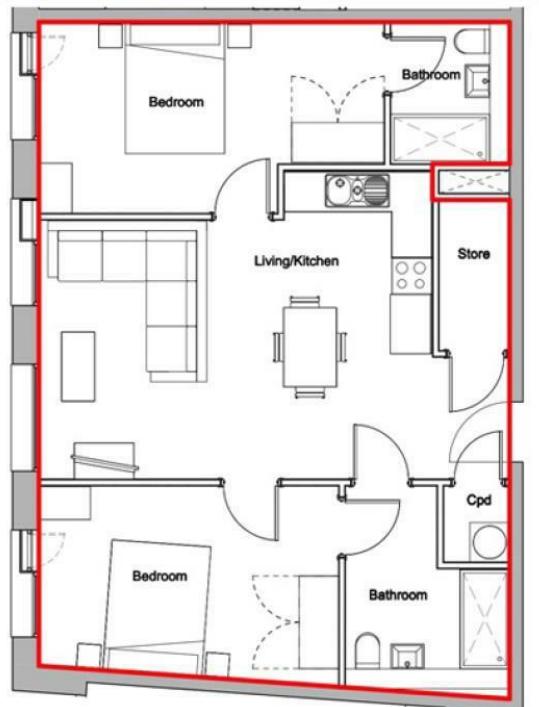




Level 03 - Third Floor Key

1 : 1000

GROSS INTERNAL AREA : 71.24m²



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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-81) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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