



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	76	82
EU Directive 2002/91/EC		

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## Bindloss Avenue, Manchester, M30 0DU

**£3,100,000**

A SUPERB BLOCK OF TWELVE TWO AND THREE BEDROOM LUXURY APARTMENTS

Welcome to Bindloss Avenue, Eccles, Manchester - a truly remarkable property that offers a unique opportunity for luxury living in the heart of Monton. This stunning block of 12 luxury two and three bedroom apartments offers the perfect balance of convenience and style across three floors of apartments. Each apartment is meticulously finished to an immaculate standard, featuring modern kitchens, shower rooms, and ensuites. The open plan kitchen/living/dining room layout creates a spacious and inviting atmosphere, perfect for both relaxing and entertaining.

Located in the popular area of Monton, this property offers the best of both worlds - a tranquil retreat from the hustle and bustle of the city, yet with all amenities within easy reach. This property is a fantastic opportunity to acquire the whole block with fantastic rental opportunities for each gorgeous apartment.

The property is virtually staged to help you envision the full potential of each apartment. Don't miss out on this fantastic opportunity to own a piece of luxury in this sought-after location. Contact us today to arrange a viewing and start envisioning your future opportunities at Bindloss Avenue.

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# Bindloss Avenue, Manchester, M30 0DU

£3,100,000

27  24  12  C

■ Brand New Build Block of Apartments

■ High Gloss Kitchens, High End Fixtures and Fittings

■ Convenient Location Close To Nearby Amenities and Commuter Routes

■ A Mix of Two and Three Bedrooms

■ Underfloor Heating to the Ground Floor

■ Neutrally Finished Throughout

■ Communal Parking Area

■ Air Recirculation and Ventilation System

## Open Plan Living

Imagine stepping into a luxurious open-plan kitchen and living room, where superb natural light floods through the French doors and Juliet balcony casting a warm, inviting glow across the space. The modern features are nothing short of spectacular, with sleek, state-of-the-art appliances seamlessly integrated into the design. The kitchen, a masterpiece of contemporary craftsmanship, serves as both a culinary hub and a social centrepiece. The decadent lifestyle this space offers is unparalleled, with every detail meticulously finished to an immaculate standard. The neutral decor throughout exudes elegance and sophistication, providing a serene backdrop that enhances the room's airy, open feel. This is more than just a living space; it's a sanctuary of style and comfort, where every moment is a celebration of luxury.

## Kitchen

This culinary haven is fitted with high-end appliances and fixtures, ensuring every meal preparation is a delight. The sleek, high-gloss cabinetry not only provides ample storage but also adds a touch of modern elegance, perfectly complementing the apartment's overall stylish finish. The countertops, perfectly paired with the units, create a warm and inviting atmosphere. Every detail, from the handles to the integrated smart technology, has been meticulously chosen to enhance both functionality and aesthetic appeal. This kitchen is more than just a place to cook; it's a statement of refined taste and contemporary living.

## Bedrooms

Step into the epitome of luxury with the main bedroom including ensuite shower room. This spacious sanctuary is designed to be your personal retreat, featuring generous proportions and ample natural light streaming through large windows. The ensuite shower room is a masterpiece of modern design, boasting a sleek, walk-in shower with elegant tiling, and high-end fixtures. The room is complemented by a stylish vanity unit and ample storage plus heated mirror with shaving point, ensuring both functionality and sophistication. Every detail has been meticulously crafted to provide a serene and indulgent experience, making this main bedroom with ensuite shower room the ultimate haven of comfort and elegance.

Discover the versatility of the additional bedroom(s) - designed to adapt to your lifestyle needs. This elegant space, bathed in natural light, offers the perfect canvas for your creativity. Whether you envision it as a serene home study, complete with a sleek desk and ample shelving, or a cozy guest room featuring a plush bed and tasteful decor, the possibilities are endless. The room's neutral palette and high-end finishes provide a sophisticated backdrop, allowing you to personalize it to your taste. With its thoughtful design and multifunctional potential, this additional bedroom is a true asset to your luxurious living experience.

## Additional Features

The ground floor apartments feature fully tiled flooring with underfloor heating throughout (ground floor only). The apartments benefit from air recirculation and ventilation systems, with the block also being equipped with solar panels.



Tel: 01617939622

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