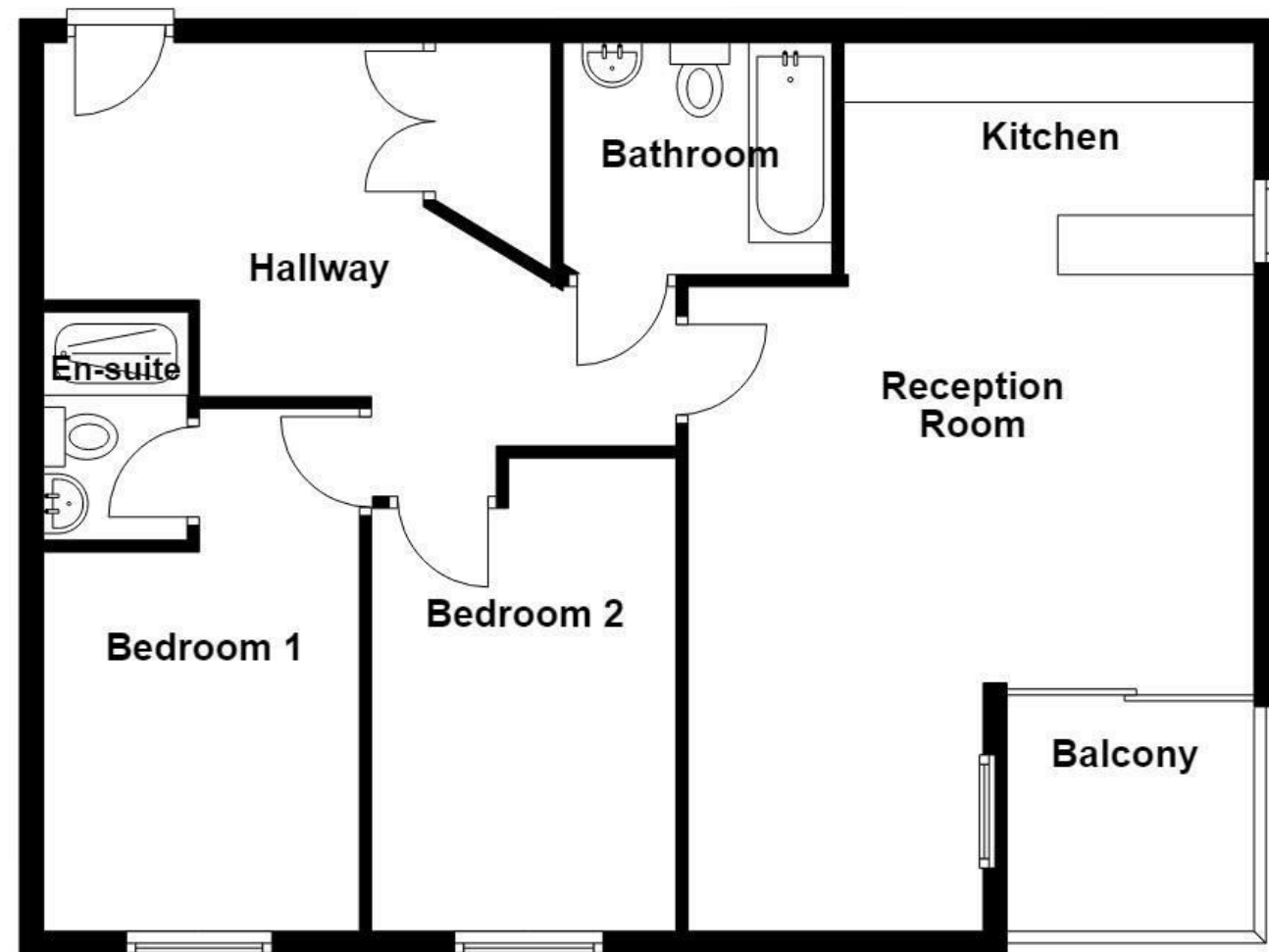


Apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hornbeam Way, Manchester, M4 4AY

£1,200 Per Month

TWO BEDROOM CITY CENTRE APARTMENT

Welcome to this delightful two-bedroom flat located on Hornbeam Way in the vibrant heart of Manchester. Newly available on the rental market, this purpose-built apartment offers a perfect blend of comfort and convenience, making it an ideal choice for professionals or small families.

As you enter the property, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. Additionally, there are two modern bathrooms, which add to the convenience of daily living.

One of the standout features of this apartment is its prime location. Situated within walking distance of the city centre, residents can easily access a wide array of shops, restaurants, and cultural attractions that Manchester has to offer. The area is well-served by public transport, making commuting a breeze for those who work in and around the city.

Safety and security are paramount, and this property benefits from a secure entry system, providing peace of mind for residents.

For further information or to book a viewing please contact our Lettings Team at your earliest convenience.

Hornbeam Way, Manchester, M4 4AY

£1,200 Per Month

 2  2  1  C

- City Centre Location
- En Suite To Main Bedroom
- Beautifully Presented With Neutral Finish
- Two Bedrooms
- Three Piece Bathroom Suite
- Close Proximity to Local Amenities
- Open Plan Living Kitchen
- Balcony
- Excellent Commuter Links

Hallway

10'4 x 5'3 (3.15m x 1.60m)

Hardwood entrance door, central heating radiator, spotlights, laminate flooring and doors to storage, bathroom, two bedrooms and reception room.

Storage

6'5 x 3'2 (1.96m x 0.97m)

Bedroom One

10'6 x 8'9 (3.20m x 2.67m)

UPVC double glazed window, central heating radiator, laminate flooring and door to the en suite.

En Suite

6'4 x 5'2 (1.93m x 1.57m)

Central heating towel rail, dual flush WC, wall mounted wash basin, direct feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.

Bathroom

7'5 x 6'5 (2.26m x 1.96m)

Central heating radiator, dual flush WC, pedestal wash basin and panelled bath.

Bedroom Two

13'3 x 8'5 (4.04m x 2.57m)

UPVC double glazed window and central heating radiator.

Reception Room

18'5 x 14'9 (5.61m x 4.50m)

UPVC double glazed window, central heating radiator, spotlights, laminate flooring and open to the kitchen.

Kitchen

11'4 x 6'8 (3.45m x 2.03m)

Range of high gloss wall and base units with laminate surfaces, electric oven with electric hob and single bowl sink with mixer tap.

Agents Notes

Council Tax Band: D

EPC Rating: C

