



41 ST JAMES' PLACE 28 SANDYCROFT AVENUE MANCHESTER, M22 9AL

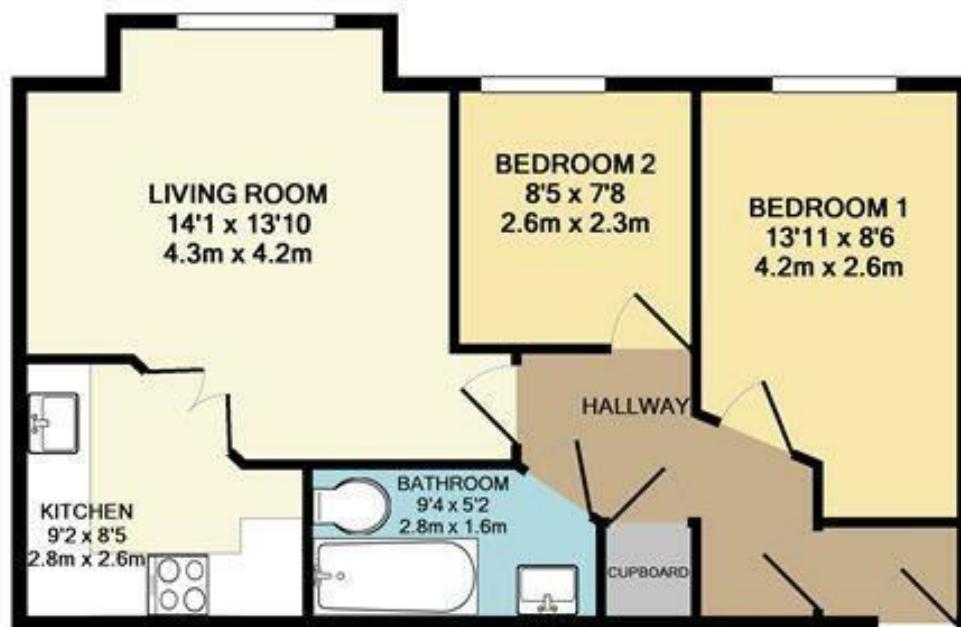
£1,100 PCM

Nestled in the desirable St James' Place on Sandycroft Avenue, this attractive third-floor apartment offers a perfect blend of modern living and comfort. Spanning an impressive 532 square feet, this new build property is designed to cater to contemporary lifestyles, making it an ideal choice for professionals or small families.

Upon entering, you are greeted by a spacious living and dining room that is bathed in natural light, creating a warm and inviting atmosphere. The open-plan layout seamlessly connects to a well-appointed fitted kitchen, complete with a dishwasher, ensuring that meal preparation is both convenient and enjoyable.

The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom features a stylish shower, designed with both functionality and aesthetics in mind. With gas central heating and UPVC double glazing throughout, you can enjoy a comfortable environment year-round, regardless of the weather outside.

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TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

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	83	83
(69-80) C		
(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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