

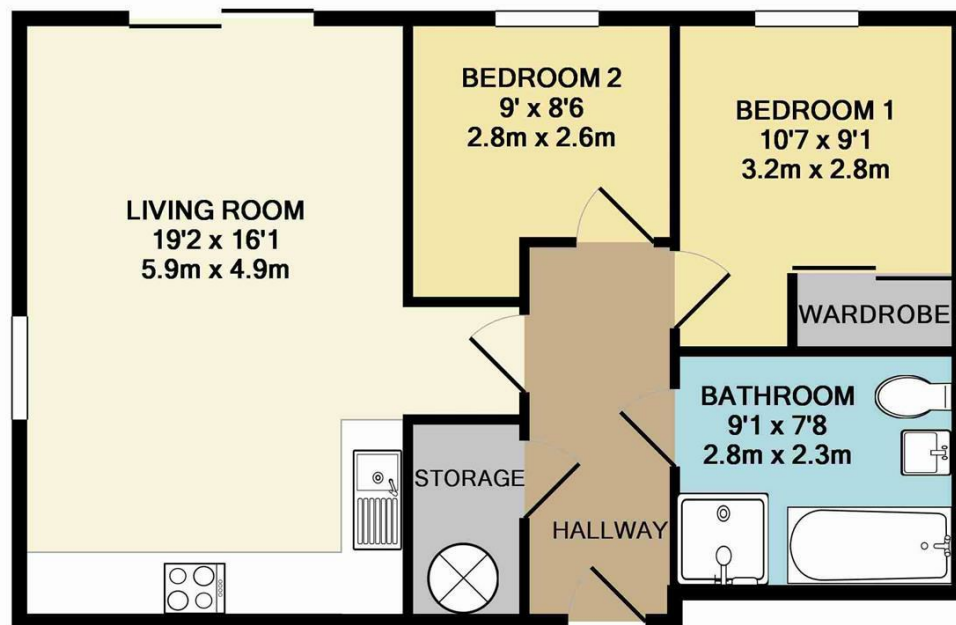


## 70 THE BOULEVARD MANCHESTER, M20 2EU

£1,175 PCM

**TWO BEDS WITH PARKING!** Located in the very popular West Didsbury, The Boulevard is just a two minute walk from the local Metro Station with easy access to the A34 Princess Parkway which leads to the M56 and Manchester Airport. An immaculate two bedroom apartment on the ground floor of this popular secure development. The property briefly comprises: spacious living room open to a luxury fitted kitchen, fantastic main bedroom with a large fitted wardrobe and a smaller second double bedroom, three piece shower room with walk in shower. Secure parking space. Fully furnished to a very high standard. Available 29th January 2026.

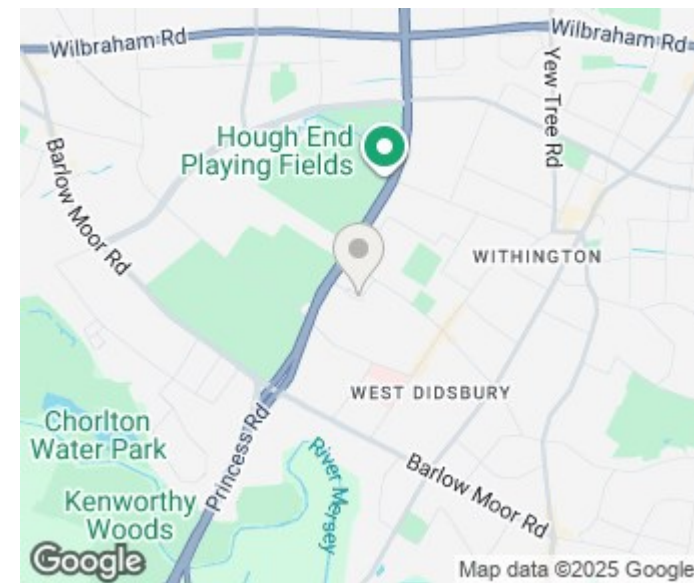
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TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(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

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

**buckleyfrayne**