



Urban Green, Old Trafford

£269,000 Leasehold

2 bed 2 bath apartment

Description

Located in the heart of Old Trafford, Urban Green offers the pinnacle of modern city living. This thoughtfully designed two-bedroom, two-bathroom home combines contemporary luxury with everyday convenience. Featuring a prime location and upscale amenities, this property is a true representation of sophisticated urban living.

As you enter, you'll find a bright, airy living space bathed in natural light from expansive windows that showcase stunning views of the city. The open-concept layout effortlessly blends the living, dining, and kitchen areas, creating a welcoming atmosphere ideal for both entertaining and unwinding.

The stylish kitchen is equipped with high-end appliances, sleek countertops, and generous cabinet space, offering both elegance and practicality for those who enjoy cooking. Whether you're hosting a dinner party or preparing a quick meal, this kitchen is designed to inspire.

The master suite offers a peaceful retreat, with a spacious bedroom featuring plush carpeting and an en-suite bathroom with modern fixtures and finishes. The second bedroom is versatile and cosy, ideal for guests, a home office, or a personal haven.

Residents of Urban Green benefit from exclusive access to luxurious

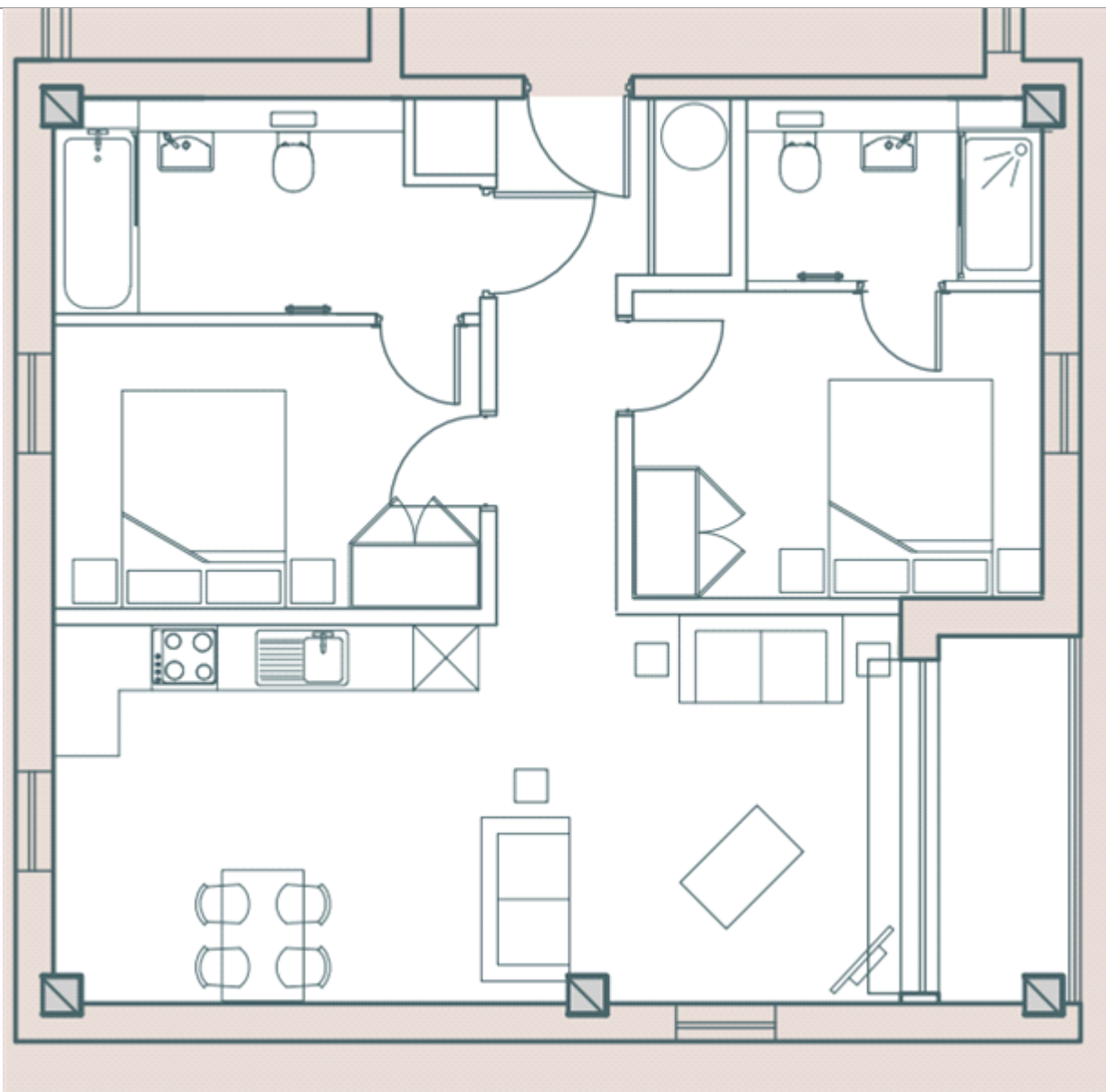


amenities, including a rooftop terrace and communal lounge, offering comfort and convenience right at your doorstep.

Nestled in Old Trafford, this residence is perfectly situated for easy access to Manchester's vibrant cultural scene, diverse dining, boutique shopping, and world-class entertainment. With excellent transport links, including tram stations and major roads nearby, commuting to the city centre or exploring the area is effortless.

Council Tax Band: B
Tenure: Leasehold (998 years)
Service Charge: £2,458.5 per year
Service charge includes buildings insurance.
Ground rent is Peppercorn.

Tenure
Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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