



## Flat 14, City Edge, 19 Royce Road

Hulme, Manchester, M15 5JQ

**£1,050 PCM**



Sapphire Homes are delighted to be in a position to offer To Let this superb second floor two bedroom fully furnished apartment within walking distance of the City Centre and Universities and situated close to the motorway and transport links. The development has been built to a high specification and includes secure allocated parking. The accommodation briefly comprises of entrance / hallway leading to a bright and modern open plan living / kitchen area and 2 double bedrooms. The bathroom is modern three piece suite in white with shower over bath and acts as a en-suite to the master bedroom. The property is warmed by Electric Panel heating and benefits from double glazing and a modern tasteful décor. The property is perfect for professional let or student share. Early internal viewing is highly recommended to appreciate in full. No Pets. No Smokers.



## SECOND FLOOR

Entrance / Hallway

Lounge / Kitchen / Diner

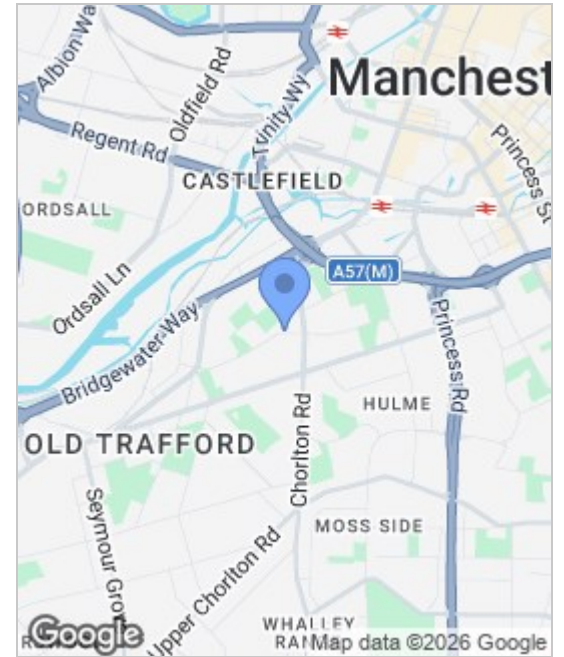
Master Bedroom

Bedroom 2

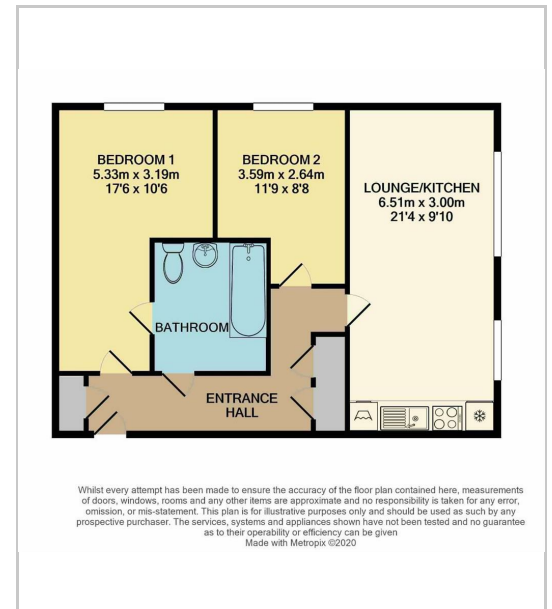
Bathroom

EXTERNAL

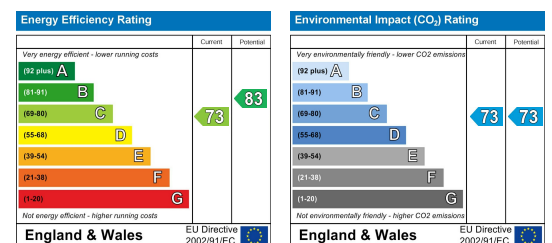
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the 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 relation to this property.

