



**2 Bed Apartment**

**£1,300 per month**

Leaf Street, Manchester, M15

**Key Features**

Available April 2025 • No furniture provided • Balcony • Unfurnished • Two bathrooms  
• Stunning two bed apartment

## Full Description

We are pleased to offer this stunning two bedroom, two bathroom apartment, in the Aaben Development. A fantastic development of 105 homes, located on Leaf Street in Hulme. The Aaben is the first One Living development by One Manchester, a not for profit organisation providing homes and community services in Manchester. One Manchester's aim is to create communities that are safe, happy and prosperous places to live. All money raised will go into funding other One Manchester projects. You will be able to rent your home for as long as you need to, giving you both security and peace of mind.

With a combination of 1, 2 and 3 bedroom apartments as well as 3 bedroom townhouses these properties are within easy reach of Manchester city centre and with on-site green open spaces. Each property has been designed with quality, comfort and energy-efficiency in mind; meaning homes are built to last, will be better for the environment and will reduce your bills.

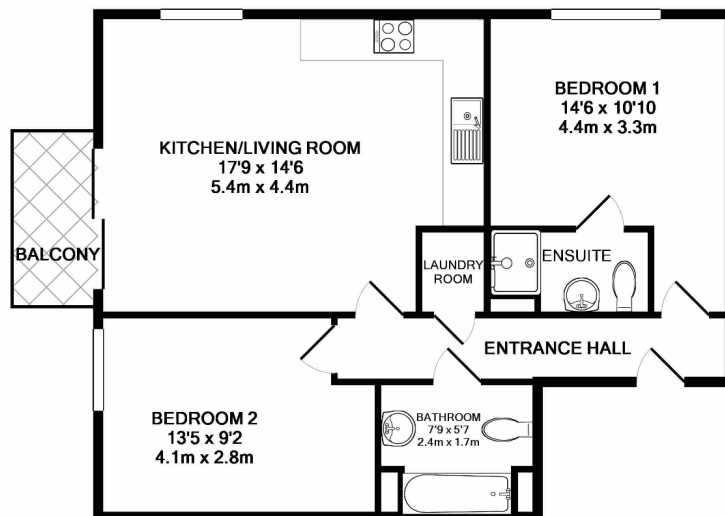
This is a large square shaped apartment, with an open plan living room and kitchen area with a balcony to the front. There are two double bedrooms and a bathroom with shower and separate bathroom with shower over the bath.

Each property is finished to a high standard, featuring wood effect flooring in the living area and hallways as well as carpets in all bedrooms. The kitchen has contemporary high gloss fitted furniture, oak coloured worktops complemented by wall tiling. Every apartment has an integrated washer dryer, a large fridge freezer, integrated dishwasher, hob, cooker hood and oven. Unfurnished.



### Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		