



 2
Bedrooms

 1
Bathroom





Bowden Court stands as an impeccably maintained and highly desirable residential complex.

This remarkable apartment, situated on the first floor, exudes an impeccable presentation providing a suspicious and radiant ambiance. Found in the heart of Old Trafford, its accessibility to the City Centre and surrounding areas is effortlessly facilitated by both road and public transport links.

This property includes an entrance hallway with storage and an intercom system. A welcoming living room, a separate kitchen, two generously proportioned double bedrooms and a new well-appointed three-piece suite bathroom. Moreover, rest assured with the added convenience of secure off-road parking included.

Hall

Intercom. Storage cupboard. Carpeted.

Lounge *4.37m x 4.25m*

1 x double glazed window. Double glazed french doors. Juliette balcony. 1 x wall mounted radiator. Carpeted.

Kitchen *2.74m x 2.53m*

1 x double glazed window. Integrated gas hob and electric oven. Extractor fan. Sink. Tile flooring.

Bedroom 1 *2.54m x 3.59m*

1 x double glazed window. 1 x wall mounted radiator. Fitted wardrobes. Carpeted.

Bedroom 2 *2.56m x 2.30m*

1 x double glazed window. 1 x wall mounted radiator. Carpeted.

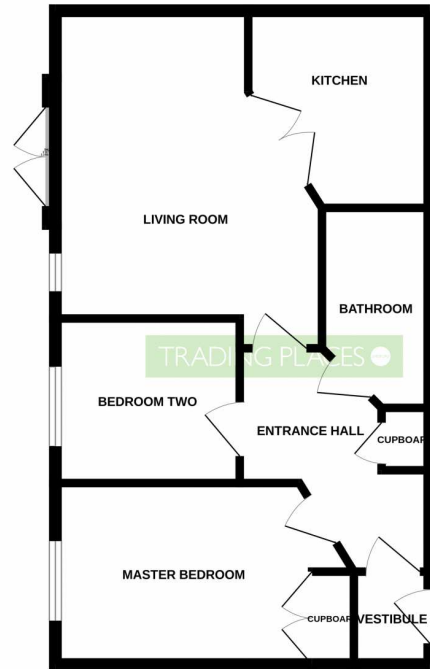
Bathroom *1.53m x 2.06m*

1 x wall mounted radiator. Bath with overhead gas shower. Fully tiled. W/C. Sink. Mirror cabinet.


Parking

Private, fully secured and gated. Fob entry.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given. Made with MemoPro (2022)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 14 Montague Road, M16

