



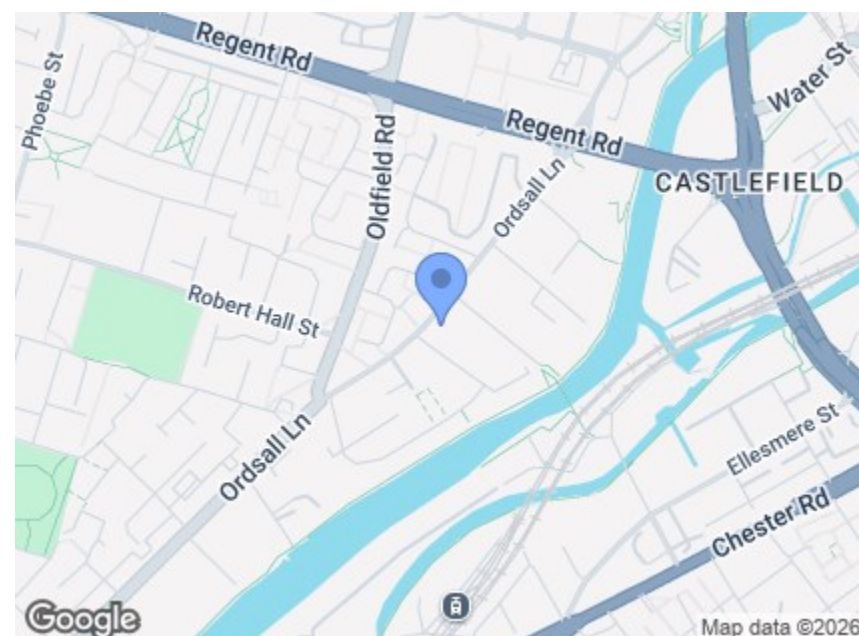
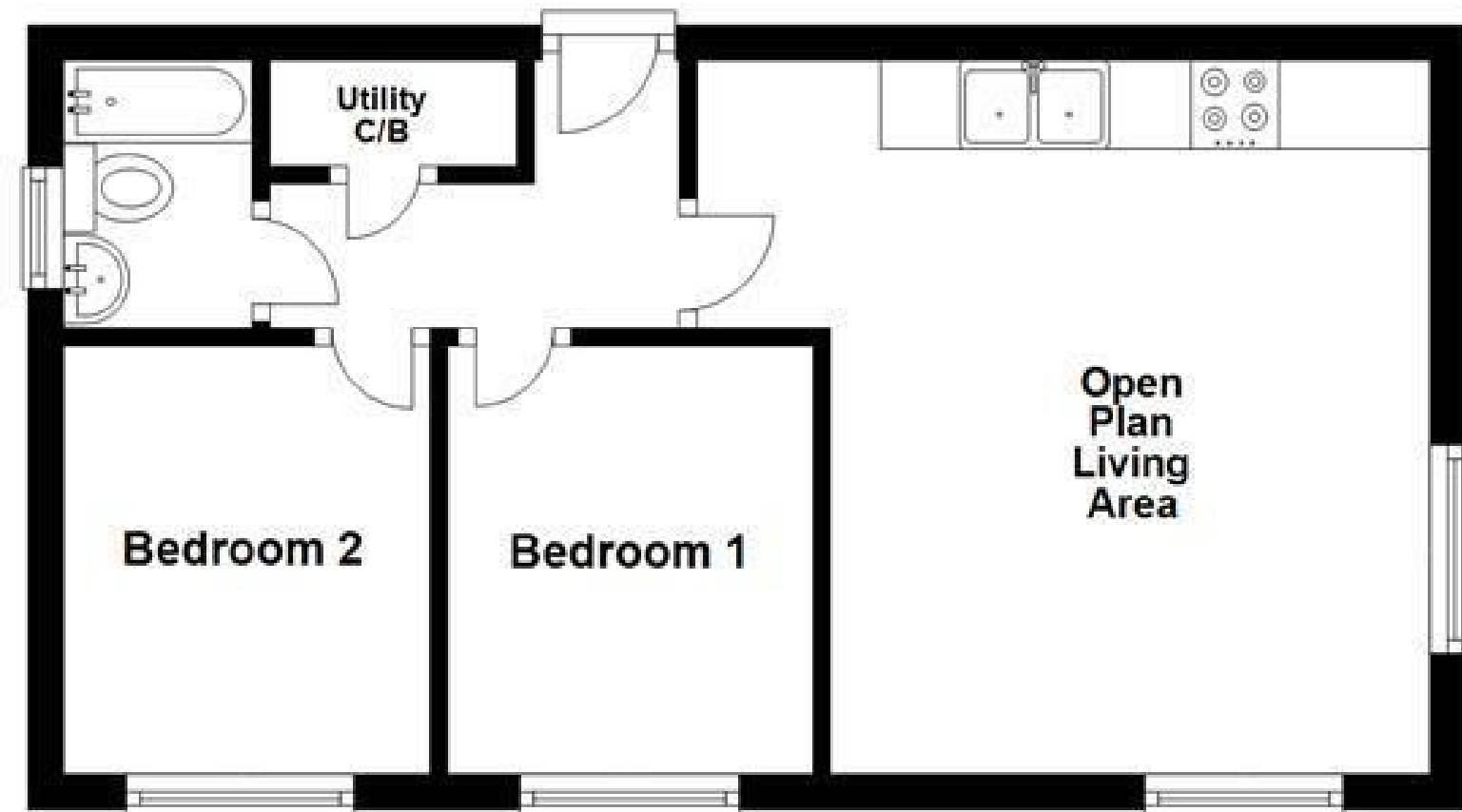
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CHARLES LOUIS

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Ground Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	82		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

Lamba Court, Everard Street , Salford, M5 4UB

£1,100 Per month



- Newly Renovated Two Bedroom Apartment
- Close to Cornbrook Metrolink & City Centre
- Deposit Alternative Option Available
- Gated Development With Lift to all Floors
- Open Plan Lounge, Dining & Kitchen
- Two Generous Double Bedrooms
- Freshly Decorated, All New Flooring
- Partly Furnished & Ready to Occupy

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 them as statements of 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 respect of the property.

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Lamba Court, Everard Street , Salford, M5 4UB

Charles Louis are proud to let this property based in Salford City Centre.

Situated close to Cornbrook Metrolink station and within walking distance of the city centre, this spacious and newly refurbished apartment is also just a few minutes walk to Regent Road Retail Park, partly furnished and available to occupy immediately.

Set in the Lamba Court development with remote access through secure gates, this third floor apartment is well positioned within the block, has one of the largest layouts and comes with one allocated parking space.. Comprising in brief; entrance hall with utility cupboard housing washing machine and dryer, an open plan living/dining and kitchen area fitted with a integrated oven and hob as well as freestanding fridge freezer, two equally sized double bedrooms and bathroom.

Guarantor required upon application.

Entrance Hall

Entrance to the apartment on the third floor door opens into the entrance hall with electric wall heater, intercom system, power points and door opening into a utility cupboard housing washing machine and dryer which are both included.



Open Plan Lounge, Dining & Kitchen

With dual aspect UPVC windows, power points, TV, satellite and internet point, and a large electric wall heater. Furnishings included.



Kitchen Area

With power points, wood effect flooring, fitted with a range of wall and base units and contrasting work surfaces, integrated oven and hob with extractor hood, and a free standing fridge/ freezer.

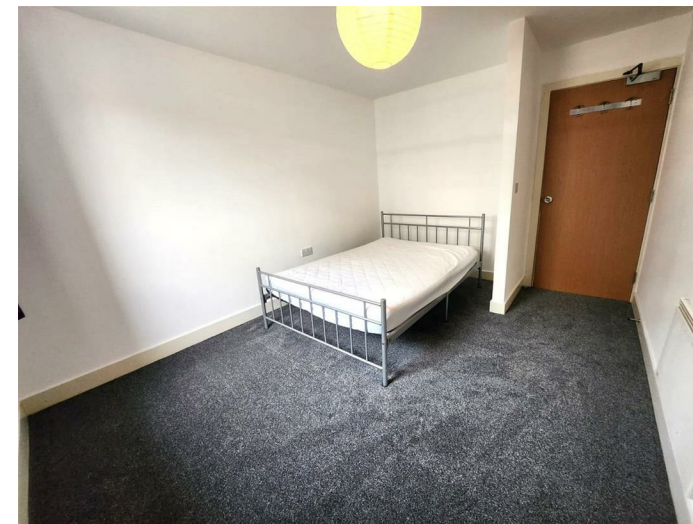
Bedroom One

With a UPVC window, power points, TV point and electric wall heater. Furnishings included.



Bedroom Two

With a UPVC window, power points, TV point and electric wall heater. Furnishings included.



Bathroom

With an opaque UPVC window, wood effect flooring, heated towel rail and three piece bathroom suite comprising panel enclosed bath with shower over, low flush WC and hand wash basin with pedestal.



Council Tax Band B
EPC Rated C