



Apt 370 The Quadrant, Camp Street, New Broughton, Salford, M7 1ZN

EWS1 IN PLACE A 4th floor two bedroom apartment which is located in the New Broughton area in Salford. Entrance hall with storage, living room/kitchen, the living area has a balcony, the kitchen comes with fridge/freezer, oven, hob and extractor hood. Two bedrooms and en-suite shower room. There is also a three piece white bathroom suite with shower over the bath. The apartment comes furnished and benefits from with gated parking. Lifts to all floors. RENTED ON A ROLLING CONTRACT FOR £825 PCM. No onward chain.

Price £140,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Carpet. Ceiling light. Wall mounted electric heater.
Cupboard housing washing machine and water tank.

Living Room/Kitchen

19'6" x 11'3"
Range of wall and base units with worktops over. Sink with mixer tap. Freestanding fridge/freezer. Cooker with hob and extractor over. Carpet. Ceiling light. Wall mounted electric heater. TV and telephone point. Access to balcony.

Bedroom One

10'0" x 8'3"
Carpet. Ceiling light. Wall mounted electric heater.

En-suite

Low level W.C. Sink with mixer tap. Shower cubical with mixer shower. Wall mounted heater.

Bedroom Two

9'11" x 7'10"
Carpet. Ceiling light. Wall mounted electric heater.

Bathroom

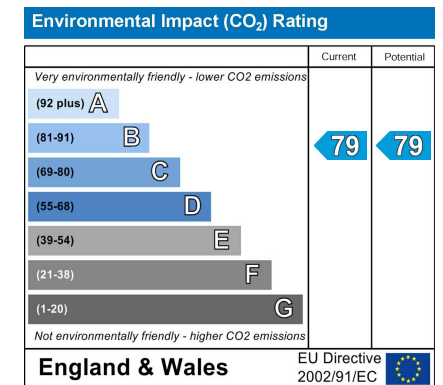
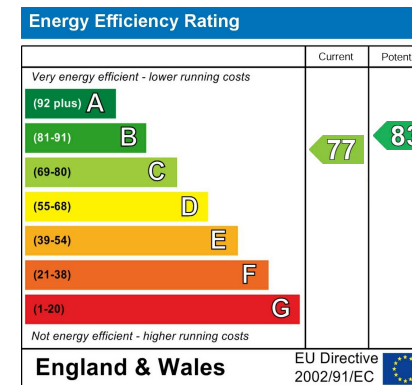
Low level W.C. Sink with mixer tap. Bath with mixer shower over. Wall mounted heater.

Externally

Lifts to all floor. Parking to rear. Private balcony.

Additional Information

Service charges - £177.13 per month
Ground rent - £100 per annum
Lease - 250 years from January 2007





4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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