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# Apt 40 Knights Court, Canterbury Gardens, Salford, M5 5AB

## MORTGAGE BUYERS WELCOME

Jordan Fishwick are pleased to have for sale this charming two bedroom flat found on the first floor of Knights court which is located in the desirable area of Canterbury Gardens, Salford. The property features a well sized reception room with views onto the communal gardens. The two bedrooms are generously sized, offering ample space for rest. The bathroom is conveniently located, ensuring ease of access for all residents. This delightful property is perfect for individuals or small families seeking a modern home in a vibrant community. There is also the added benefit of a parking space. CHAIN FREE.

## Offers Around £129,000

### Viewing arrangements

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

### The Building

Canterbury Gardens is situated in a lively neighbourhood, with a variety of local amenities, parks, and transport links nearby. This flat presents an excellent opportunity for those looking to enjoy the benefits of city living while still having a peaceful retreat to call home.

In summary, this flat in Canterbury Gardens is a wonderful choice for anyone seeking a modern, well-appointed living space in Salford. With its spacious layout, convenient parking, and prime location, it is sure to attract interest from a range of potential buyers or renters. Do not miss the chance to make this lovely flat your new home.

### Kitchen

9'6" x 7'10"

Fully fitted kitchen with range of matching base and eye level units and complimentary worktop. UPVC Window with view onto the courtyard.

### Lounge

11'10" x 14'1"

Spacious room with fitted carpets, spot lighting, radiator and electrical power sockets..

### Bedroom One

11'5" x 9'6"

Fitted Carpets, spot lighting, fitted wardrobe, electrical power sockets, views onto the communal garden.

## Bedroom Two

9'7" x 13'0"

Fitted Carpets, spot lighting, fitted wardrobe, electrical power sockets, views onto the courtyard.

## Bathroom

7'3" x 6'10"

Hand wash basin, WC, bath with shower attachment and mixer, fitted mirror,

## Externally

Access to communal Gardens. Parking Space Available.

## Additional Information

Service Charge (Ground Rent is Included in the service charge)-  
£1,831.92

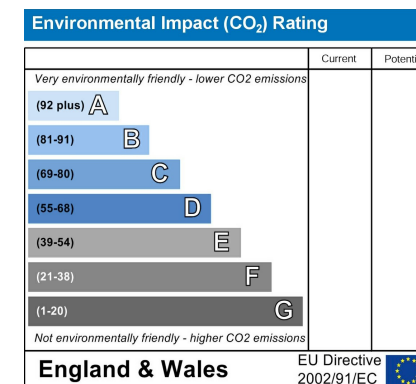
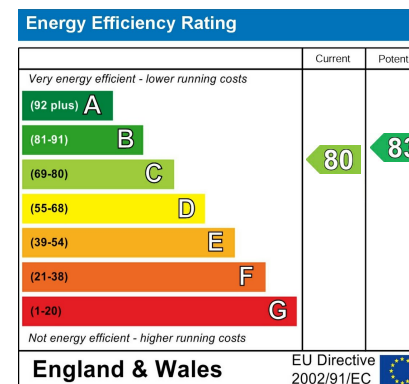
Leasehold- 188 years from 1988

EPC Rating- C

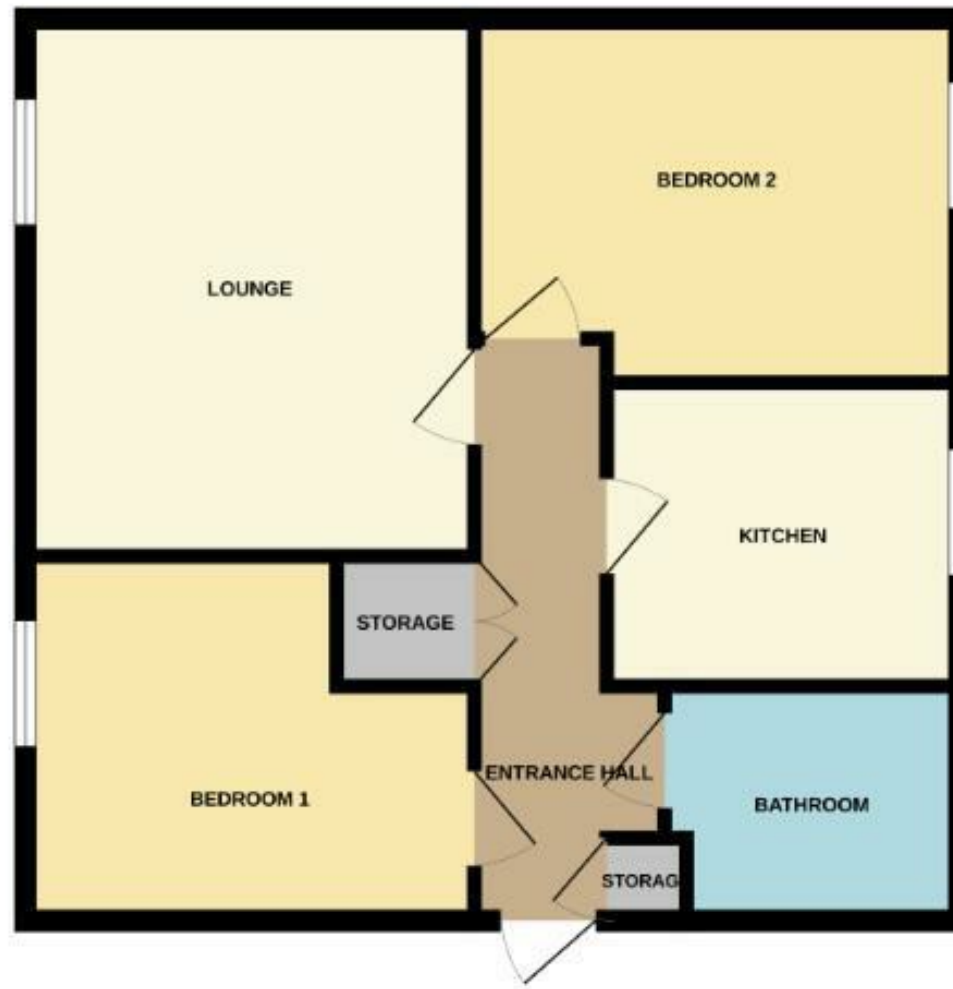
Council Tax- A

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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