



Apt 3 Punch Bowl Apartments, 83 Chapel Street, Salford, M3 5DF

Live in exclusivity. Be part of owning one of only four apartments on Chapel St, Salford. This former licensed premises was converted into luxury properties in 2019 and this one bedroom top floor apartment is stunning. From the high end fixtures and fittings, down to the fine detailed light switches, no expense was spared. Communal entrance with staircase to the second floor, entrance hallway with electronic video entry pad and alarm. The Living/kitchen offers exposed brickwork, double glazed sash windows and a beautiful fitted kitchen with island, appliances and quartz worktops. Large double bedroom with fitted wardrobes and heating system. Luxury bathroom with underfloor heating, rain shower and fully tiled walls and floor. Council Tax band A

Offers In The Region Of £245,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Communal Entrance

Staircase leading to 1st & 2nd floors

Entrance Hall

Laminate flooring, radiator, video entry system and access to all rooms.

Living/Kitchen Room

18'0" x 14'11"

A beautiful room with twin sash windows, exposed feature brick chimney breast and laminate flooring. The standout feature is the fitted kitchen with breakfast island which houses the oven, hob and extractor hood, quartz worktops and seating for two. Matching kitchen units with one and half bowl sink unit, fridge/freezer, dishwasher and washer, ample power points and wall mounted aerial point. Radiator.

Bedroom

11'3" x 11'2"

Double glazed window, radiator and ample power points. Built in wardrobes, separate cupboard housing hot water system. Decorative picture rail.

Bathroom

7'2" x 6'10"

This luxury bathroom suite has a rain shower and hand held shower attached, built in sink unit with illuminated mirror above. w.c . tiled floor and walls with underfloor heating, chrome heated towel rail.

Additional Information

Service Charge £1632 pa
 Lease 150 Years from 2018
 Ground Rent £150pa. Doubles every 25 Years

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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