



# Apt 702 The Bridge, 40 Dearmans Place, Salford, M3 5EW

\*Building Safety Fund Granted\*

Jordan Fishwick are pleased to offer for sale this stunning seventh floor one bedroom in this prestigious development. This spacious one bedroom apartment benefits from a central location and a large balcony with spectacular water views over the River Irwell. Immaculate throughout, this high specification apartment has one good size double bedroom with built in wardrobe, stylish bathroom, a stunning open plan living/kitchen area with balcony off. This is ideal purchase for city centre professionals wanting to be near Deansgate or the new Spinningfields development. Rented until mid March 2023 at £850pcm.

## Offers In Excess Of £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Cladding/Fire Safety Information

Mortgage buyers invited! Providing the mortgage application meets individual lenders' policy and regulatory requirements, lenders will lend on buildings that will be self-remediated by developers or captured under a recognised government scheme or there is evidence of a qualifying lease certificate. From 15th July Barclays Bank, HSBC, Lloyds Banking Group, Nationwide Building Society, NatWest, Santander have said that they will offer mortgages on properties in need of fire safety/cladding remediation.

### Entrance Hallway

L shaped entrance hallway with laminate flooring, storage cupboard housing hot water cylinder and plumbing for waster/dryer. Doors radiating to all rooms.

### Living Area

17'5" x 17'5"

Open plan living/kitchen area with laminate flooring, double glazed sliding door with access to balcony. Television, telephone and connection point. Slim line electric heater.

### Kitchen

Matching base and eye level units and complementary work surfaces over. Integrated stainless steel oven with hob and glass steel splash backs and glass canopy hood over. Inset twin sink with mixer tap over. Built in dishwasher, feature breakfast bar with ample storage. Power Points.

## Master Bedroom

10'6" x 10'2"

Fitted carpet, double glazed window to side aspect, built in double wardrobe. Wall mounted electric heater

## Bathroom

Three piece suite with panel bath with shower over, semi pedestal wash basin and back to wall wc. Ceramic floor tiles and floor tiles.

## Externally

Balcony over looking the River Irwell. Lifts to all floors.

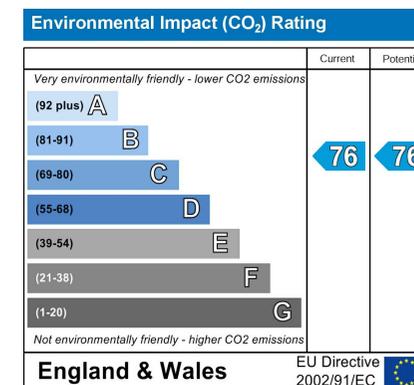
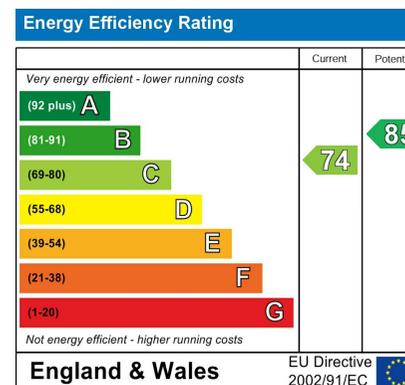
## Additional Info

Lease: 150 years from 2004

Ground Rent; £150 Per Annum

Service Charge: £108 pcm

Council Tax Band C







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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