



# Apt 406 The Mill, South Hall Street, Block C, Salford, M5 4JH

A stunning 4th floor apartment found in The Mill development , Salford. Offering a dual aspect through the feature floor to ceiling windows. This two bedroom apartment in the Mill benefits from solid wood flooring the in hallway and living area. The Modern kitchen boasts gloss wall and base units with integrated electric oven, dishwasher and fridge and freezer. Modern bathroom with contemporary fixtures and fittings. Secure allocated parking. No chain. EWS-1 Available.

## Price £210,000

### Viewing arrangements

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

#### Entrance Hallway

Leads to all rooms, storage with plumbing for washing machine and hot water storage tank.

#### Kitchen / Lounge

22'10" x 17'6"

Wooden laminate flooring, dual aspect floor to ceiling windows, canal facing views, spot lighting, electric heater. Range of wall and base units with complimentary kitchen worktop, integrated dishwasher, oven / hob, extractor fan, fridge / freezer, tiled splash back.

#### Bedroom One

12'6" x 12'1"

Fitted carpets, spot lighting, electric heater, floor to ceiling window, electrical power sockets.

#### Bedroom Two

8'7" x 9'10"

Fitted carpets, spot lighting, electric heater, double glazed UPVC window, electrical power sockets.

#### Bathroom

6'9" x 6'2"

Part tiled bathroom, bath with shower attachment and mixer, glass shower screen, fitted mirror, spot lighting, low level W.C, hand wash basin, heated chrome electric towel rail, double glazed UPVC window.

#### Externally

Parking included.

## Additional Information

Service Charges - £3,971.52

Lease 999 Years From 2004

EPC Rating - C

Council Tax Band - C

Ground Rent £106.80 pa Review period tbc

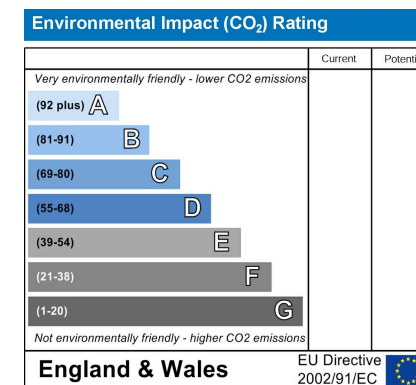
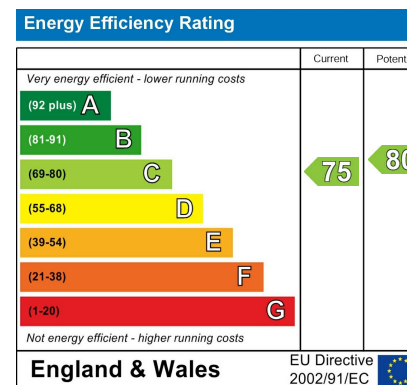
Building Managed By Stevenson Whyte

## Agents Notes

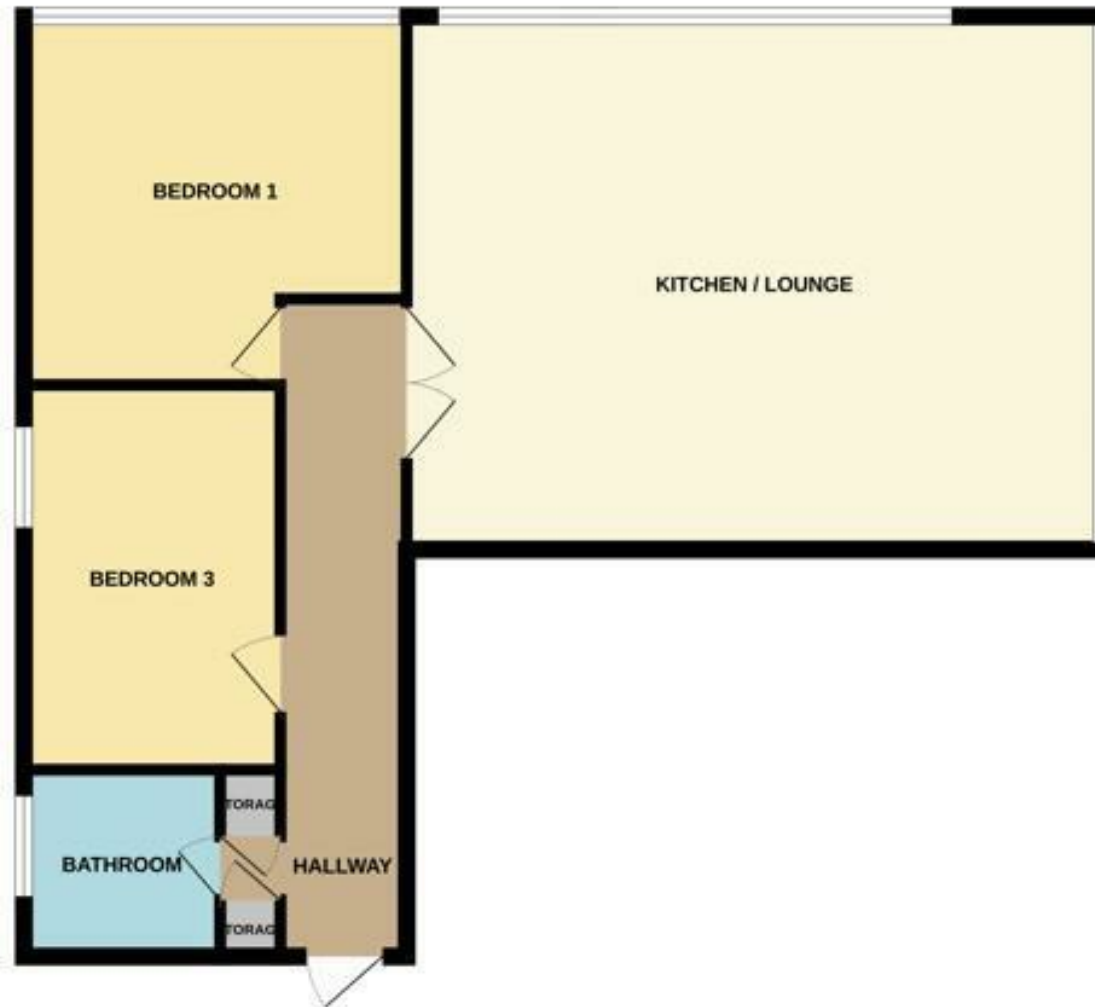
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