



# Apt 312 Spectrum Block 5, Blackfriars Road, Salford, M3 7BU

**\*INVITING CASH BUYERS ONLY\***

Jordan Fishwick are pleased to offer for sale this stunning TENTH FLOOR two bedroom corner apartment, located in Block 5 of the popular Spectrum development. The apartment is immaculately presented throughout and boasts a huge wrap around balcony with views that span across the city and the far reaching hills. Entering the apartment you will find an entrance hallway with airing cupboard housing the washing machine, an upgraded open plan kitchen/living room with amazing views, two double bedrooms, master with en-suite bathroom, then a main shower room. The apartment also benefits from secure underground parking and a 24 hour concierge on site.

\*Priced to sell - Awaiting results of Building Safety Fund outcome. Cladding remediation is capped at £10,000 per leaseholder, this is the worst case scenario.\*

## Price £169,950

### Viewing arrangements

**Viewing strictly by appointment through the agent**

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

### Entrance Hallway

Laminate flooring. Spotlights. Airing cupboard housing washing machine.

### Living Room/Kitchen

22'5" x 11'9"

Upgraded fitted kitchen with complimentary worktops over. Integrated fridge and freezer, dishwasher. Sink with mixer tap. Cooker with hob and extractor over. Spotlight to kitchen area. TV and telephone point. Wall mounted electric heater. Ceiling light. Laminate flooring. Sliding doors leading to balcony.

### Bedroom One

Fitted wardrobes. Wall mounted electric heater. Ceiling light. Door leading to balcony. Access to en-suite.

### En-suite

Tiled bathroom suite with low level w/c, sink with mixer tap, bath with mixer shower over and fitted mirror. Heated towel rail.

### Bedroom Two

Fitted wardrobes. Wall mounted electric heater. Ceiling light. Door leading to balcony.

### Shower Room

Tiled shower room with low level w/c, sink with mixer tap, shower cubical with mixer shower over and fitted mirror. Heated towel rail.

## Externally

Large wrap around balcony. Secure underground parking. 24 hour concierge. Lifts to all floors. Communal gardens.

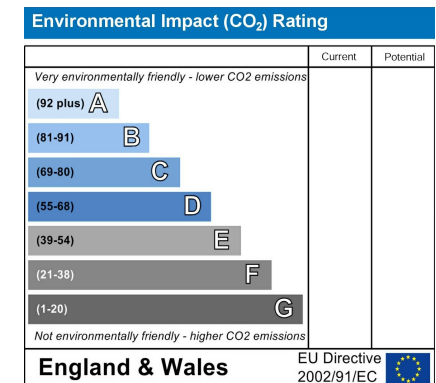
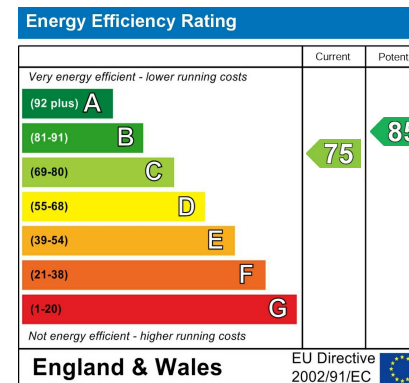
## Additional Information

Service charges - £2288 per annum

Ground Rent: £235 per annum

Lease: 250 years from 2006

Council Tax Band - D





## GROUND FLOOR



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