



SALFORD CORPORATION  
MODEL LUNCHHOUSE



# Apt 3 Model Lodging House, Bloom Street, Salford, M3 6AJ

Jordan Fishwick are pleased to have for sale this ground floor, two-bedroom apartment in the Model Lodging House. It comprises of a entrance hallway, living room with kitchen area which boasts oven, hob, fridge and washer/dryer. The two bedrooms are good size double there is an attractive bathroom suite with shower attachment. MORTGAGE BUYERS WELCOME. No Chain

## Asking Price £210,000

### Viewing arrangements

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

#### Entrance Hall

Access to all rooms, storage with hot water system.

#### Kitchen / Lounge

11'1" x 20'6"

Modern fitted kitchen with wall and base units, sink unit, oven, hob and extractor hood, fridge/freezer, wooden laminate flooring. The lounge features wooden laminate flooring, radiator, double glazed UPVC window.

#### Bedroom One

11'7'3" x 7'1"

Wooden laminate flooring, exposed brickwork, floor to ceiling windows, electrical power sockets, spot lighting

#### Bedroom Two

12'8" x 10'6"

Wooden laminate flooring, floor to ceiling window, electrical power sockets, spot lighting

#### Bathroom

5'3" x 6'2"

Three piece suite with bath, wash hand basin and w.c Fitted mirror.

#### Externally

Within the development each apartment comes with small secure storage.

#### Additional Information

Service Charge- £2,909.20

Ground Rent- £300.00 Review period every 25 years. next review 2051.

Council Tax- B

EPC Rating- D

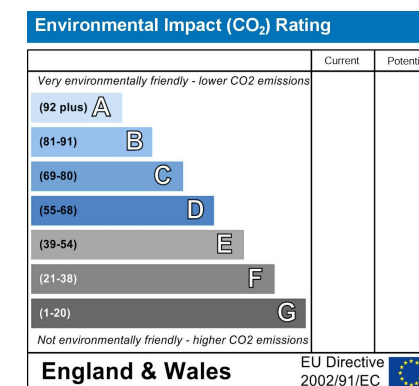
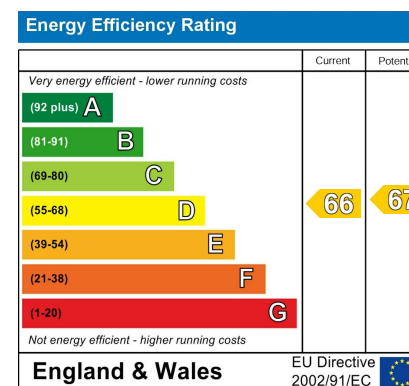
Lease- 125 years from 2001

### 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.

### Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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