



# Apt 85, Whitefriar Court, Blackfriars Road, Salford, M3 7ER

Jordan Fishwick are pleased to offer this 8th floor apartment in the Whitefriar Court development, just off Blackfriars. Featuring some of the best views of the city centre this fantastic apartment really must be viewed to be appreciated. White Friar Court is positioned close to Trinity Way and is just a short stroll from the city centre with all its amenities making it popular with those who want city living without the hefty price tag. This superb property features an entrance hallway with storage cupboard, spacious living room with SOUTH WEST FACING balcony offering fantastic views of the city centre and local park, separate kitchen with a good range of base and wall units, oven and hob, fridge freezer and washer dryer, two good sized bedrooms and a bathroom. Access to secure parking included but not guaranteed. Council tax band A. EPC Rating C.

## Offers In Excess Of £110,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hallway

Fitted carpet, storage cupboard. Doors leading to all rooms.

### Living Room

16'11" x 11'2"

Fitted carpet, double glazed UPVC window and door to balcony. Television and television connection points. Wall mounted electric heater

### Kitchen

6'4" x 14'10"

Separate fully fitted kitchen with range of matching base and eye level units. Plumbing for washing machine. Stainless steel sink with mixer tap over. Cooker. Double glazed window.

### Master Bedroom

9'1" x 14'9"

Fitted carpet, double glazed window. Wall mounted electric heater

### Bedroom Two

7'11" x 14'0"

Fitted carpet, double glazed window. Wall mounted electric heater

### Bathroom

Three piece bathroom suite with low level WC, pedestal basin and panel bath with shower over. Storage cupboard

## Externally

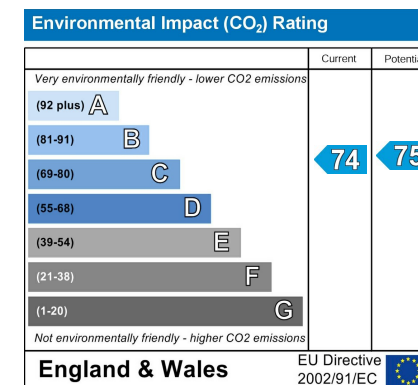
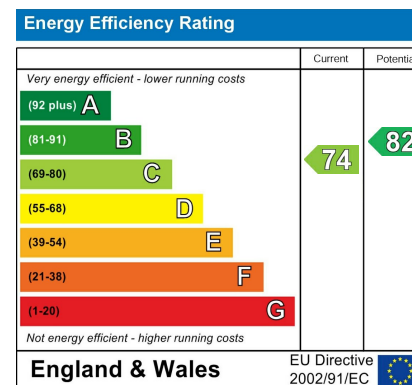
This apartment comes with parking on a first come first served basis. Space is not guaranteed. There is also on site security.

## Additional Information

Service Charge: £1163 per annum

Ground Rent: £10 per annum

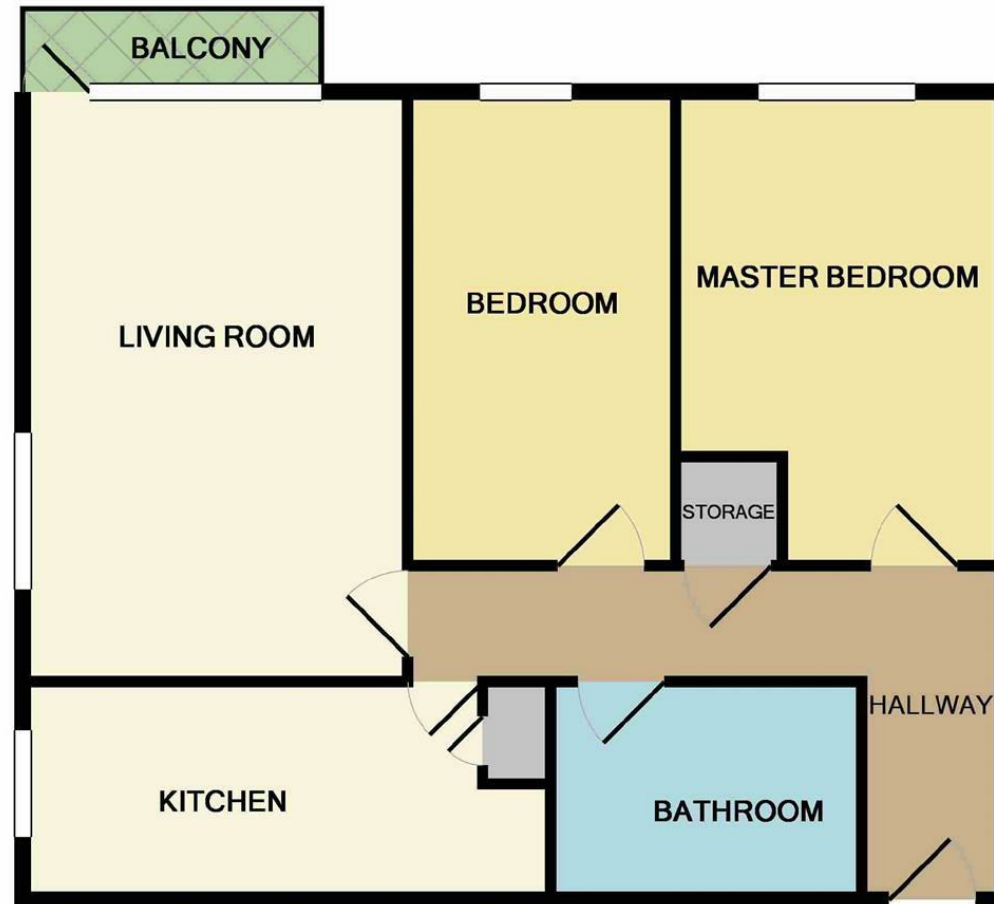
Lease: 125 years from 2003.











Measurements are approximate. Not to scale. Illustrative purposes only  
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