



# Flat 118 Rosalind Court, Asgard Drive, Salford, Lancashire, M5 4TG

Jordan Fishwick are pleased to offer for sale this recently refurbished TWO BEDROOM second floor flat, located just off Regent Rd, Salford. The development is located half way between Salford Quays and Manchester City centre with easy access to both, and there is also a retail park with supermarket, gym and coffee shops. The apartment briefly comprises of: entrance hall, living room, renovated kitchen, two double bedrooms and family shower room. Communal gardens and parking available. Stairs to all floors. NO ONWARD CHAIN.

## Offers Over £135,000

### Viewing arrangements

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

### **Entrance Hallway**

Laminate flooring. Ceiling light. Wall mounted electric heater. Intercom system.

### **Living Room**

16'0" x 8'9"

Laminate flooring. Ceiling light. Wall mounted electric heater. Storage cupboard. Access to balcony.

### **Kitchen**

7'3" x 7'1"

Range of wall and base units with complimentary work tops over. Cooker with hob over. Sink with mixer tap.

Freestanding fridge/freezer and washing machine. Ceiling light. Tiled splashback.

### **Bedroom 1**

10'9" x 10'0"

Laminate flooring. Ceiling light. Wall mounted electric heater.

### **Bedroom 2**

11'8" x 9'8"

Laminate flooring. Ceiling light. Wall mounted electric heater.

### **Shower Room**

7'0" x 5'8"

Partially tiled shower room with low level W/C, shower cubical with electric shower, sink with mixer tap.

## Externally

Access to parking. Stairs to all floors. Communal gardens.

## Additional Information

Service Charge - £1616 per annum

Lease - 125 years from 1 January 1984 (our current vendor has advised that they wont be looking to vary the lease prior to completion, but this is reflected in the price) You may make your own enquiries with the freeholder once you take ownership.

Ground Rent Included.

Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

