



Apt 82 City Point 2, 156 Chapel Street, Salford, M3 6ES

This 2nd floor two bedroom apartment is located in the popular development City Point II on Chapel Street. Entrance hall and storage with washer/dryer, living/kitchen with juliet balcony and fitted base units with oven/hob, fridge/freezer and dishwasher. Master bedroom has en-suite shower room, 2nd double bedroom and three piece bathroom suite with shower attachment. Property comes with a parking space. Tax Band B. EPC Rating C.

Price £175,000

Viewing arrangements

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

The Building

Situated in a prime location, this apartment benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it a fantastic base for exploring the wider area. Whether you are commuting to work or enjoying a leisurely day out, you will find everything you need within reach. Salford Station is located 50 yards across the road and Spinningfields is only a stones throw away.

Kitchen / Lounge

14'4" x 13'8"

Spacious open plan kitchen / lounge, a range of wall and base units with a complimentary kitchen worktop, integrated

oven/hob, extractor fan and dishwasher, electrical power sockets, spot lighting, T.V access point, Juliet balcony.

Bedroom One

8'10" x 12'4"

Fitted carpets, spot lighting, fitted wardrobe, double glazed UPVC window, electric heater

En-Suite

6'1" x 5'1"

En-closed shower cubicle, shower attachment with mixer, heated towel rail, spot lighting, fitted mirror.

Bedroom Two

11'11" x 11'7"

Fitted carpets, spot lighting, fitted wardrobe, double glazed UPVC window, electric heater, access to en-suite.

Bathroom

6'11" x 6'9"

Part tiled bathroom, shower attachment, glass shower screen, hand wash basin, low level W.C.

Externally

Property comes with an allocated parking space.

Additional Information

Service Charges £2275.08p pa

Ground Rent £159.15p pa Review period TBC

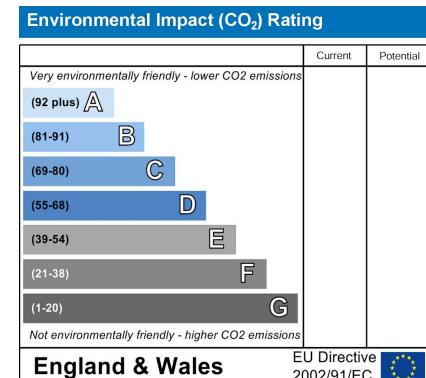
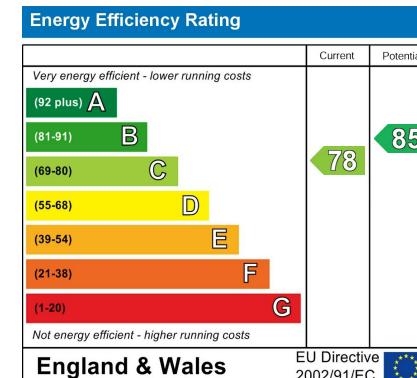
Lease 150 Years from 2002

EPC Rating - C

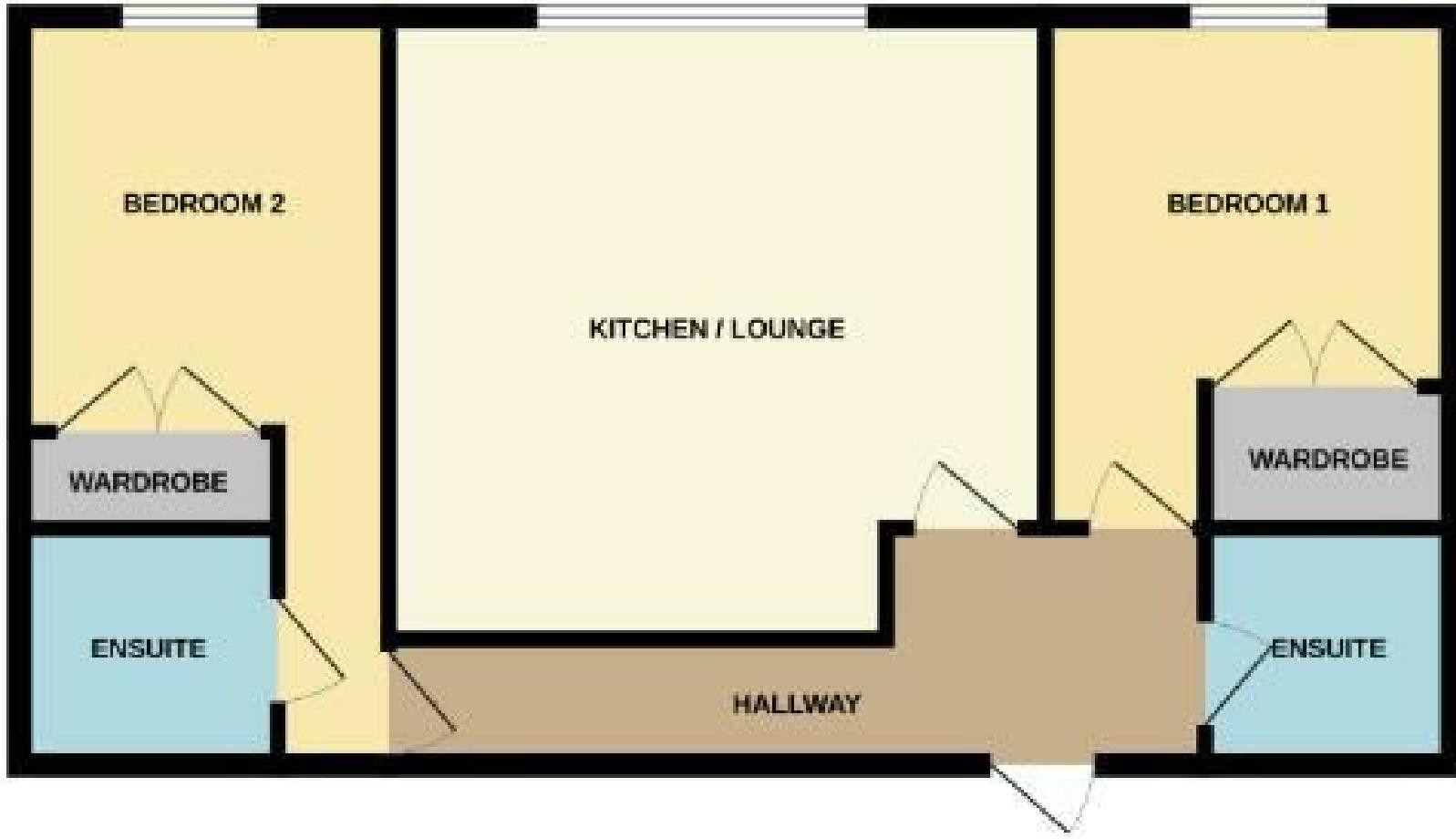
Council Tax Band - B

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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
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

