



# Apt 110 Abito, Greengate, Salford, M3 7NB

Jordan Fishwick are delighted to bring to the market this first floor studio apartment in the highly acclaimed Abito development. In a prime location, within short walking distance of Deansgate and Salford Central Station this apartment is ideal to the FTB or investment landlord. This apartment has just been renovated throughout by the current owner and benefits from a balcony and is in no chain. Accommodation comprises of open plan living/dining area, the bedroom area is built around a central pod that houses the kitchen and three piece bathroom suite Viewing is Strongly Recommended. No Parking. EWS1 in place! No onward chain.

\*Rented at £650 PCM until August 2023 - tenant is happy to stay on after this period\*.

## Price £115,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Studio**

A large open plan room that is built around a central pod that houses the bathroom suite, fitted kitchen and pull down bed as well as plenty of storage space.

The Living area has double glazed window that looks towards the city centre. Wood effect laminate flooring.

Power and light points. TV / phone point.

The Kitchen has power and light points. Built into the pod is a fitted white kitchen with contrasting wooden work surfaces. Housing the stainless steel circular sink unit with mixer tap. Electric oven and dishwasher.

The shower room is built inside the pod is a fitted white three piece suite that incorporates WC, wall mounted wash hand basin with mixer tap and Walk in shower. Tiled floor.

Extractor fan. Mirror. Shelving units.

Spotlights

The bedroom area has the double bed built into the pod and pulls down. It can be left down or stored away during the day. Spotlights built into the unit are above the bed. Wood effect laminate floor.

Balcony.

### **Additional Information**

Lease: 150 years from 2007

Service Charges: £1868 per year

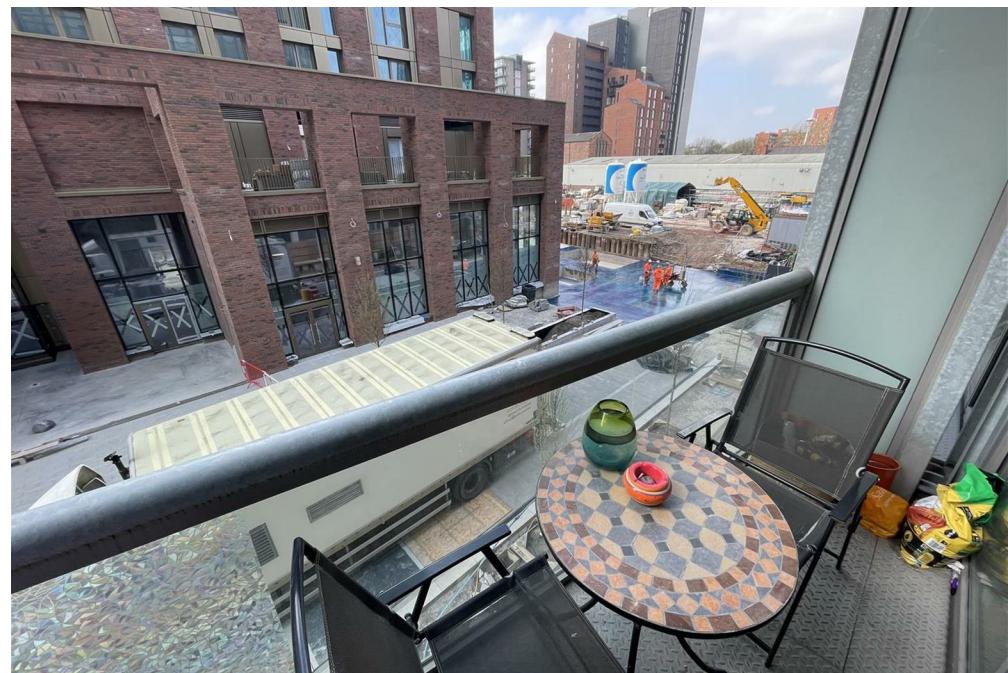
Buildings Insurance: £422 per year

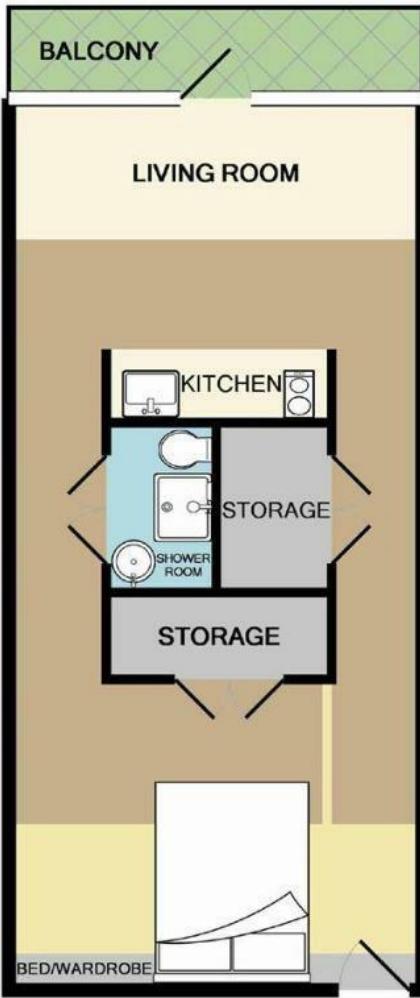
Ground Rent: £50 Per Annum

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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