



WORLDWIDE



# Apt 15 The Gallery, 18 Blackfriars Street, Salford, M3 5JR

Jordan Fishwick are offering a third floor larger than average two bedroom apartment close to Deansgate and the Greengate area of Salford. Spanning an impressive 1,011 sqft, this well-appointed residence has a long hallway, the lounge / kitchen are open plan with access to the balcony and views onto the Edge apt gardens. The kitchen has integrated appliances with plenty of space for your culinary needs. Two double bedrooms with the master having an en-suite. There is a family sized bathroom with modern fixtures and fittings. EWS-1 Funding in place.

## Offers Around £245,000

### Viewing arrangements

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

### The Building

The Gallery is situated in a thriving community, with easy access to local amenities, transport links, and recreational facilities. Residents can enjoy the best of both worlds, with the bustling city life of Manchester just a stone's throw away, while still benefiting from the quieter charm of Salford.

This property requires works relating to obtaining the EWS-1. We are advised that there are no associated costs to leaseholders with respect to works to obtain the EWS1 form. Please check with your mortgage provider that they will lend on these types of properties.

### Kitchen

7'10" x 14'5"

The kitchen has wall and base units with a complimentary worktop, wooden laminate flooring, integrated hob / oven, extractor fan and dishwasher.

### Lounge

12'11" x 16'9"

The lounge has fitted carpets, electrical heater, electrical power sockets, spot lighting, access to the balcony through UPVC doors.

### Bedroom One

14'11" x 8'2"

Fitted carpets, electrical heater, electrical power sockets, spot lighting, double glazed UPVC window.

### En-suite

5'2" x 6'6"

Part tiled en-suite, shower attachment with mixer, fitted mirror, hand wash basin, W.C, heated towel rail.

## Bedroom Two

17'0" x 10'6"

Fitted carpets, electrical heater, electrical power sockets, spot lighting, double glazed UPVC window, storage room, access to the en-suite.

## Bathroom

6'10" x 8'5"

family sized part tiled bathroom, shower attachment with mixer, fitted mirror, hand wash basin, W.C, heated towel rail.

## Externally

Balcony with view onto the edge gardens.

## Additional Information

Service Charge - £3,086.86

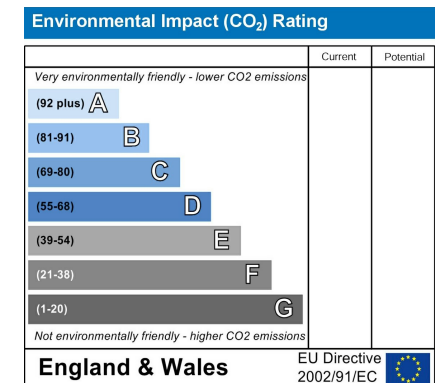
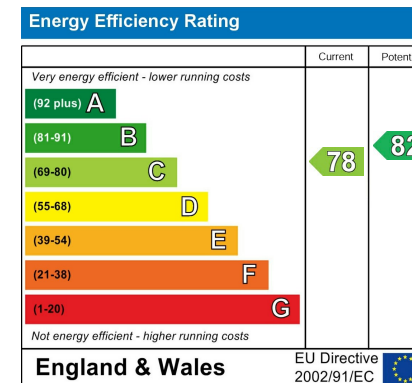
Ground Rent - £200.00

EPC - C

Council Tax- E

## 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.







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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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