



# Apt 16 Delta Point, 1 Greengate West, Trinity, Salford, M3 7EJ

MORTGAGE BUYERS INVITED - EWS1 AVAILABLE. INVESTMENT OPPORTUNITY.

Jordan Fishwick are pleased to offer for sale this superb apartment on the fourth floor of this popular development, just a short stroll from the city centre. This lovely property features an entrance hallway with utility cupboard housing washer dryer, spacious living area with Juliet balcony, stylish kitchen with a range of base and wall units, fridge freezer and oven and hob, master bedroom with en-suite shower room, second double bedroom and a master bathroom with shower over bath. No parking. Council tax band B. EPC rating E.

Tenanted till September 2023 @ £925 PCM. Gross Yield 6.5%.

## Price £169,950

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hall**

Large storage cupboard, laminate flooring

### **Living/Kitchen**

19'0" x 11'6"

Attractive kitchen with tiled splashback, Juliet Balcony and laminate flooring.

### **Bedroom One**

10'2" x 10'1"

Double glazed window and electric heater.

### **En-Suite**

7'5" x 5'2"

Large corner

### **Bedroom Two**

10'1" x 9'9"

Double glazed window and electric heater.

### **Bathroom**

7'7" x 6'8"

Three piece bathroom suite with shower attachment, tiled floor and electric heater.

### **Additional Information**

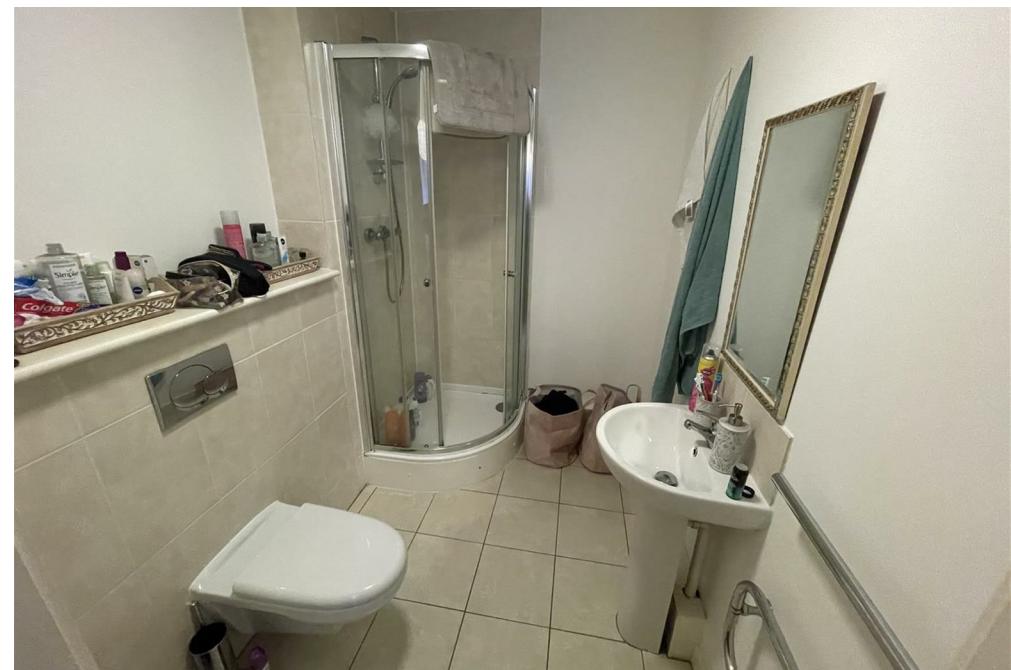
Service Charge £1570 per year

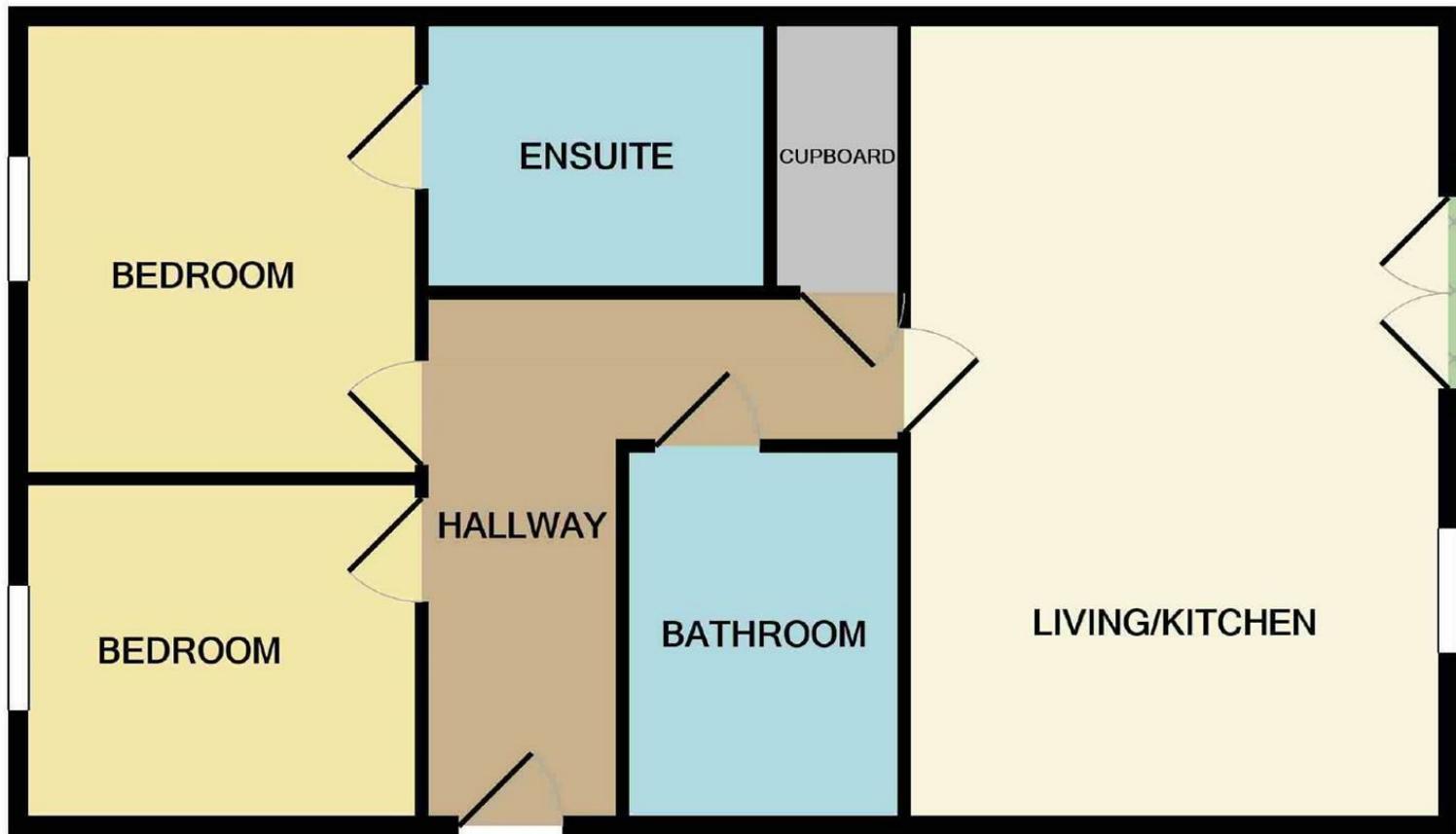
Lease 250 years from 2011

Council Tax Band B

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Measurements are approximate. Not to scale. Illustrative purposes only  
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